

GOVDOC

BCA

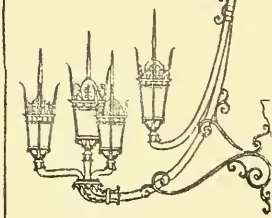
2863

BOSTON PUBLIC LIBRARY



3 9999 06583 019 0

BOSTON
PUBLIC
LIBRARY





Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

<http://www.archive.org/details/lodginghousesinb00bost>

11. 99-698

GOV DOC
BRA
2863

Rita,
Jacob & I finished
our report. Brought a copy for
you. Any comments or suggestions
would be greatly appreciated
Joyce

LODGING HOUSES IN BOSTON - A DIFFERENT APPROACH

Jacob Schaffer
and
Joyce Seko

Boston Redevelopment Authority
Research Department

February 1986

Raymond L. Flynn, Mayor
City of Boston

Stephen Coyle, Director
Boston Redevelopment Authority

Alexander Ganz
Research Director

Boston Redevelopment Authority
Board Members
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Asst. Treasurer
Michael F. Donlan, Member
Kane Simonian, Secretary





LIBRARY
PUBLIC
BOSTON

Acknowledgements

Joe Vallerly, Director of the Emergency Shelter Commission provided us with useful information and insights into the homeless problem. In addition, he provided us with contacts who work at servicing the homeless population. Paul Brown of the Commission of Elderly Affairs provided statistical information in a recently published report on lodging houses.

We would like to extend our thanks to others who are very active and concerned about the homeless in Boston. Val Lanier of Sullivan Trust, Brad Day of Boston Aging Concerns, Nikki Flionis of United South End Settlements, Les Brown and Douglas Fischer of CBT, Inc., and Kate Villers of the Villers Foundation.

The collaboration of various colleagues made our job very interesting and enjoyable. John Bell of the Zoning Department was very helpful. The Roxbury staff, Hugues Monestime and Michael Shea were always supportive providing information on the homeless population. Kirk McClure of the Research Department provided valuable insight into development and operating costs of lodging houses.

Table of Contents

Introduction

Summary of Findings

Chapter I

1. Lodging Houses - Classification and Characteristics (Partial)
2. Existing Regulations on Lodging Houses and More
3. Lodging Houses - Three Examples
4. Desirable Lodging House
5. Planning Alternatives - Solutions for Lodging Houses
6. Sample Demonstration Projects
7. Recommendations

Chapter II

1. History & Evolution of the South End Lodging House District
2. Lodging House Survey - Analysis of Classifications and Characteristics (Partial)
3. Preliminary Market Analysis
4. Recommendations

Appendix

Bibliography

Brookline Lodging House Regulations Toward end of volume.

Introduction and Overview

Many people working with Boston's homeless have already isolated the problems and recognize the need for solutions. Social service agencies like the Emergency Shelter Commission have conducted extensive research identifying the homeless population and its needs.

Professionals dealing with this topic have come to the point where planning is required for long-term solutions not just crisis action. Because of the nature of today's real estate market with the increase in rents and overall housing prices and the simultaneous decline in the amount of affordable housing, the homeless have grown to include many low- and moderate-income individuals and families.

Boston's supply of shelters is adequate and additional stock is unnecessary. Instead, it is in the best interest of the city to shift the focus from short-term residences like shelters to solutions like permanent and transitional housing. Marketing would play a major role in this scheme since there is stigma attached to lodging house living. Already the Boston Aging Concerns is marketing its lodging houses as "Shared Living Houses". In addition to this, city planners need to implement programs that facilitate access to benefits and job training programs. As a means of incorporating a self-help program with improved living conditions a sweat equity initiative could be implemented as part of a job training program for residents. Inherent to this scheme is the shift in focus from a caretaker system to a system that allows the individual to take care of himself making for a more productive member of society.

San Diego has had much success in providing shelter for the homeless. Instead of providing beds enmass or processing large quantities of people a night, city and community members have provided adequate amounts of low- and moderate-income units similar to the European pensione.

As previously mentioned, large studies and analyses on shelters for the homeless and on lodging houses have been completed and further research will be done in the near and far future. The socio-economic issues were analyzed from each possible angle and point of view and conclusions were reached. These different approaches have brought together a broad spectrum of politicians in the field. These studies, however, fail to address the physical details of existing lodging houses. Hence, our study deals mostly with the physical details of lodging houses, analyzing the data and attempting to arrive at conclusions and recommendations.

The following are summaries of these descriptive reports which serve in identifying the problems and the issues of homelessness:

Summary of Findings of Commission on the Affairs of the Elderly Report

- o Out of 240 lodging houses registered in the City in 1985, 29 turned out to be sold or converted to condos.
 - The eligible sample was 211 and interviews were completed with 129 or 61% of the possible total.
- o The 129 respondents included five that were owned by non-profit groups for special populations.
- o One-third of all lodging houses are on Beacon Hill.
- o Fifteen percent are in the Government Center area.
- o The South End has 15% of lodging house rooms.
- o The average number of rooms in a lodging house is about 15.
- o The slightly over 200 lodging houses in the city have about 3,000 units of housing.
- o Eighty percent of lodging house rooms have a common kitchen for use by tenants.

Characteristics of Owners of Lodging Houses

- o A little over 1/3 of responding owners live in lodging houses.
- o Sixty-two percent of the lodging houses are not owner-occupied.

- o Almost 1/2 of all the lodging houses are owned by people who are 60 years of age or older.
- o Almost 1/2 the houses have been owned 21 or more years.
- o Twenty-five percent of lodging houses have been purchased in the last five years.

Trends in Lodging House Stock

- o In the 1920's there were an estimated 35,000 licensed lodging house rooms in Boston.
- o By 1950, the number had dropped to 25,000.
- o In 1968, 9,500 lodging house rooms remained.
- o Today, the number of lodging house rooms is 3,000.

Third World Models

The following is a summary of an article by Leland S. Burns entitled "Third World Models for Helping U.S. Homeless" which appeared on the opposing editorial page of the Wall Street Journal (January 2, 1986). Major points are briefly highlighted:

- o "Public housing built to high standards and at high profile has failed at a global level to provide suitable cost-effective accommodations."
- o "Field research repeatedly shows that heavily subsidized projects... generate less participant satisfaction than do more modest "second best" solutions such as self-help construction and upgrading of existing dwellings."
- o "...Public officials must turn a blind eye to building- and occupancy-code violations evident in the squatters' jerry-built shacks... Applying this lesson to the U.S. will not be easy given the intransigence of public servants whose business it is to make and enforce codes... Codes must be compromised if only to allow the homeless to live in situ while upgrading their homes."

Summary of Findings

Our study indicates that "models" of new lodging houses already exist in the city of Boston. These models could be replicated in other development projects.

Another finding is a new concept of the technical/design details for a desirable "lodging house", and consequently, the need for such guidelines when conducting a feasibility study on an existing building for a lodging house development.

The partial survey of building conditions indicate a fair to good category of exterior condition - which generally isn't congruent with the interior condition and design. Another finding from this survey is that most of the existing houses are not utilizing all their "Building's Housing Capacity" - the maximum square footage available in the building for housing; in the form of basements, attics and rear yard space.

Findings of our Preliminary Market Analysis indicate that the maximum rent per month affordable to a recipient of social security retirement benefits is \$130.50. The recipient of social security disability insurance can pay a maximum of \$144 for monthly rent.

Establishing a citywide land trust seems to be a viable policy initiative geared towards preserving Boston's lodging houses. Also, a limited equity scheme could be implemented for rental units with long-term deed restrictions. A service oriented fund could be organized to provide management services for older lodging house owners.

CHAPTER I

LODGING HOUSES - CLASSIFICATION AND CHARACTERISTICS

We make a distinction between shelters and lodging houses as dwellings units for the homeless. Each type could be categorized relative to the technical functions and details of the building or its capacity. In this study we do not deal with socio-economic categorization of the shelters and lodging houses.

BY CAPACITY

BOSTON'S STOCK

		<u>No.</u>	<u>%</u>
<u>Shelters by no. of beds</u>	I. 5 to 35 beds	9	56
	II. 35 to 99 beds	4	25
	III. 100 and more	<u>3</u> 16	<u>19</u> 100%
<u>Lodging Houses by no of rooms</u>	I. 4 to 10 rooms	90	44
	II. 11 to 19 rooms	96	47
	III. 20 to 49 rooms	15	7
	IV. 50 and more	<u>5</u> 206	<u>2</u> 100%

BY TECHNICAL FUNCTIONS/DETAILS

Shelters

- I. Adults
- II. Woman in Crisis
- III. Families
- IV. Adolescents
- V. Transitional/Supporting Housing
- VI. Day Programs

Lodging Houses

- I. Rooms Without Amenities
 - a. With common bathroom, kitchen and dining room
 - b. With common bathroom, kitchen, dining room and living room

II. Only Rooms

- a. With kitchen in room
- b. With bathroom in room
- c. With bathroom and kitchen in room

III. Rooms Category I and II With Management

- a. With dwelling unit for management for 24 hours
- b. With directory

IV. Rooms Category III With Other Services

- a. Social program
- b. Other special services

V. Rooms and Other Income

- a. Ground floor with story, office or other services
- b. Apartments in part of the building
- c. Bed and breakfast

Another way to categorize the lodging houses is by type of building:

- a. Originally planned as a lodging house
- b. Ordinary building with latter conversion to a lodging house.

The first category shows us that in dealing with lodging houses we have to deal with each category separately.

Existing Regulations on Lodging Houses and More

The existing regulations on Lodging Houses in Boston are part of the entire building and fire codes, with few specifications on lodging houses. See Boston Zoning Code; ART. 8-7 Regulations of Uses, page 35, Conversion of Dwelling Structures, Page 40, Temporary Dwellings, page 41, Lodging Houses, Dormitories, Hotels, page 41, Other Institutional Uses, 22, 22A, page 47, 1-7 deinstitutional.

This situation has brought about two extreme reactions: On the one hand, these regulations like many other building codes were too complex and not suitable for the average lodging house. As a result, these codes were violated, during the years, by the owners. Because tenants were mainly transients, dependent on the owners to maintain the buildings, they were less willing to report these violations. On the other hand, the possibility not only for conversion to condos or apartments, but also to increase the available square footage of the buildings by using attics, additional floors and basements, was not covered enough by the legislation. From circa 3,000 licensed lodging houses in Boston in the 20's, today the remaining number is less than 200. The Town of Brookline as well as City of Cambridge (MA) has a "package" called "Lodging House Regulations" in which they define the lodging house, purposes, management, and technical details. Although it is a 1963 regulation and gives an answer to only part of the issues, it is a good example and base for a further specific regulations/laws for lodging houses.

The Cambridge "Lodging House Management Assistance Manual" has a similar outlook as Brookline's manual.

Lodging Houses - Three Examples

We chose three examples from the stock of buildings used as lodging houses. One of them was a typical lodging house in the South End. This building exemplifies a typical structure in the South End. Also, the building is undergoing problems and issues typical to this type of property. The second building is a new "model" of lodging house developed by a non-profit organization. This structure is located in Brookline, near Kenmore Square and should represent a future generation of lodging houses.

The third example is a complex of two adjacent buildings, four and a half stories each in the South End. This complex was designated (by the BRA) to be developed as a lodging house by Boston Aging Young & Old Limited, Inc., - a non-profit organization which owns and manages two other lodging houses in the city. Their model is also, in many respects, a potential representation of a specific type of rooming house.

1. The Typical Existing Lodging House Example

1. Typical Existing Lodging House in South End

The building is located in the South End on one of the secondary transit arteries from the neighborhood to downtown Boston. The street is characterized by rows of four and five-story brick townhouses set close to the street.

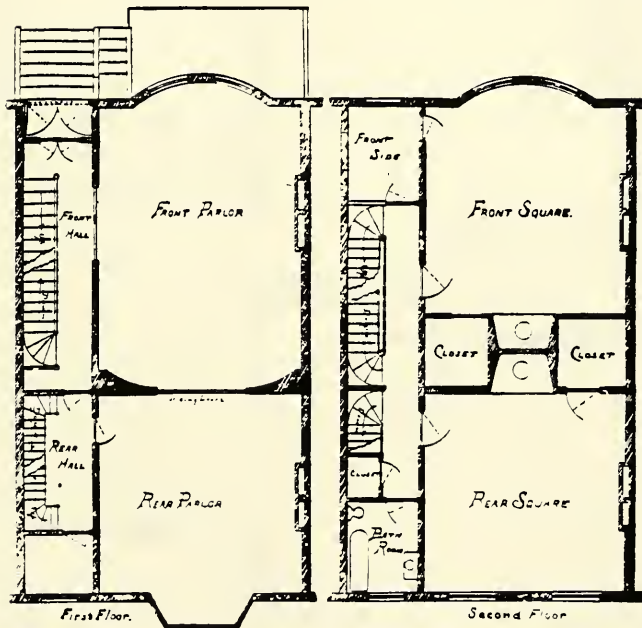
The building is set on a lot which occupies 1,742 square feet, its footprint area is 890 square feet and 20 feet wide. It was originally a private single-family house. In the 1880's it was converted to apartments and later to a rooming house.

The structure is a brick four-story with a raised basement. The street facade is faced with elaborately ornamental brownstone and brick. The last floor is a mansard roof with ornamented dormers. The stained glass transom above the main door and projecting bays are part of the street rhythm and style. The hall contains a heavily decorated staircase, a carved marble fireplace and a finely worked skylight on the top of the stairhall. The large rooms are decorated with ornamental plaster and core moldings. The internal doors are still original, each having a stain glassed transom.

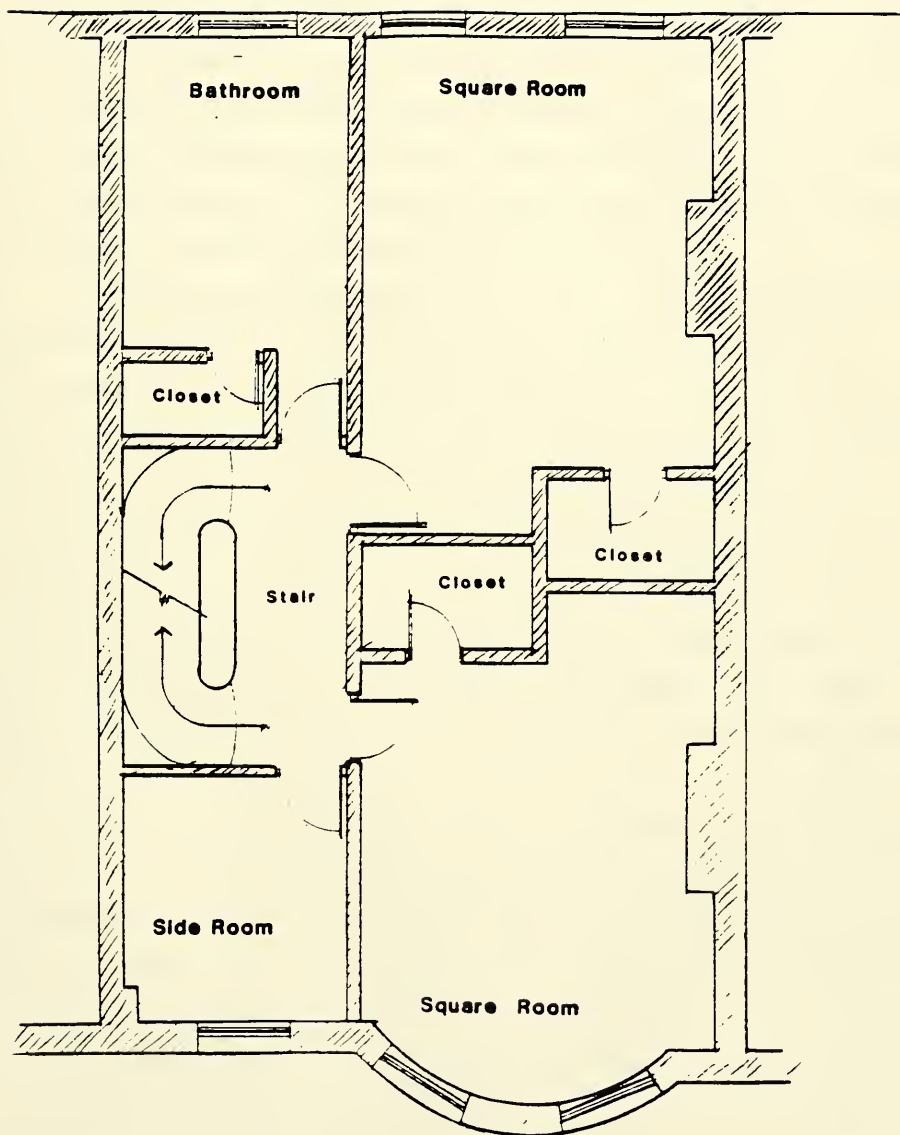
The basement is not utilized and contains only a boiler and other mechanical equipment. The first floor includes two large rooms, 180 square feet each and a bathroom. The typical floor (second, third and fourth) includes two large rooms, 180 square feet each, one side room 100 square feet and a bathroom. The entire building has a total of eight large rooms, three side rooms and four bathrooms - one bathroom for each floor. There is no common kitchen or dining room. The space between the main porch/entrance and the stair case is used as a common living room. Each room is furnished with a bed, table, chair, bureau. A refrigerator completes the common furniture on each floor. The licensed capacity of this lodging house is nineteen tenants.

TYPICAL LODGING HOUSE IN SOUTH END IN 1900

The side rooms in 1906 were smaller than in the existing lodging houses of 1966



Typical Existing Lodging House In South End 1986



TYPICAL FLOOR

Existing Building Condition and Site Work

The exterior building condition is good to fair. The roof needs new flashing, gutters and downspouts. The skylight needs replacement of glass panels, new flashing and the trim needs painting. The building is in need of the replication of deteriorated brownstone elements; the repointing of the brick surface, the repairing of crooked lintels; the caulking of joints between the woodframe and brick; the painting of the trimming and doors; replacement or topping of front stair and replacement of the hand rail.

The interior building condition is fair to poor, and the work needed to rehab the structure is a function of the level of finish required. The interior plaster and ceilings are mostly deteriorated on the first and fourth floors and need replacement. Some original medillions are still in very good condition; surface pointing of walls and ceilings need to be done to the interior; the board flooring needs only a few replacements, but most of the baseboard on the first floor and the staircase needs replacement; the staircase is in fair condition, but a large part of the railing needs repair. The bathrooms are in poor condition and need a complete rehab, including new heating and water systems. The heating and plumbing systems need replacement.

The building and the rehab could be done in stages. This will give the possibility of continual use of the building during the rehab period. The building has the capacity of 11 lodging rooms. With a rent of \$60/week for a large room and \$45/week for a sideroom, the total gross income will be:

$8 \times 4 \text{ weeks} \times \$60 = \$ 1,720$ - Large Room

$3 \times 4 \text{ weeks} \times \$45 = \$ \underline{540}$ - Side Room

Monthly Total Gross Income = \$ 2,460

After the rehab, with a better plan and design, using the basement as additional living area, the income would be:

$10 \times 4 \times \$80 =$ \$3,200 - Large Rooms

$4 \times 4 \times \$60 =$ \$ 960 - Side Rooms

Monthly Total Gross Income = \$4,160

The conversion of the building to apartments - excluding conversion to condominium regulated by law, will allow an income of:

$1A \times \$500/M =$ \$ 500 - Studio

$2A \times \$ 650/M =$ 1,300 - 1 Bedroom

$3A \times \$900/M =$ \$2,700

Monthly Total Gross Income = \$4,400

As we see, the gap between the use of the building as lodging house or apartment is only \$140 a month, or about \$1,700 a year because the investment for apartments is higher than for an average rooming house (kitchens and bathrooms in each apartment versus one central kitchen and fewer bathrooms in the rooming house). But most importantly, the average owner of a lodging house could much easier afford a small and partial loan to rehab the building in stages instead of selling it or making a total rehab and conversion.

2. The Sullivan Realty Trust "Model"



2. The Sullivan Realty Trust - 1043/1045 Beacon Street, Brookline Mass
A Model Lodging House

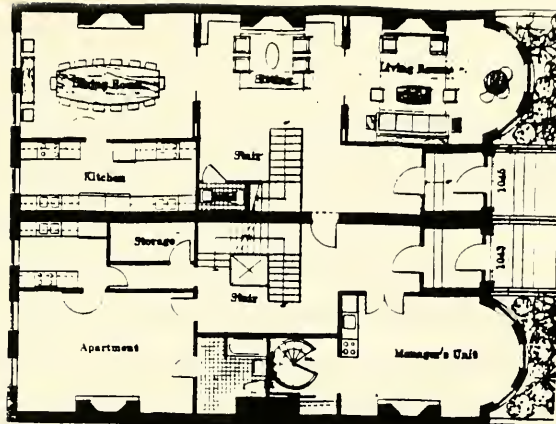
This "Model", was designed by the CBT architectural firm and is owned by the Sullivan Lodging Trust. It is one of the few new lodging houses built in Massachusetts in the last few years. Not only was it completely rehabbed, but it was also designed as an "ideal" and "model" of a lodging house, using all the experience of Sullivan Trust's staff and the CBT's architects, with respect to lodging house. As seen further, the result was an excellent MICROAPARTMENT building for the homeless.

The structure is located one block from St. Mary's Church in Brookline, near Kenmore Square, on one of the main transit arteries between Brookline and Boston. The street is characterized by rows of four and five-story brick and stone Victorian townhouses, set close to the street.

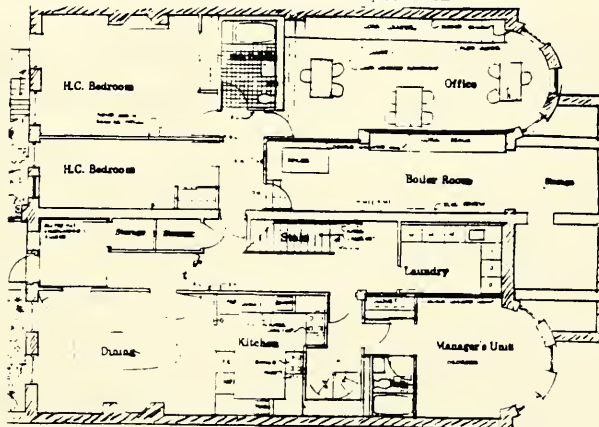
The property which occupies 5,280 square feet, was a rooming house for 62 years. After some years of decline, and partial vacancy, the building was purchased by a developer in order to be converted to apartments or condominiums. The Brookline Board of Appeals rejected the application for change of occupancy to condominiums or apartments. At this stage, the Sullivan Lodging House Realty Trust acquired the building for a total rehabilitation to a new modern lodging house.

The structure is a complex of two and four-story adjacent buildings and a raised basement. Each building has a footprint area of 1,460 square feet and a 7,000 gross floor area. It is setback 16 feet from the street. A flight of stairs for each building leads up to the main entrance.

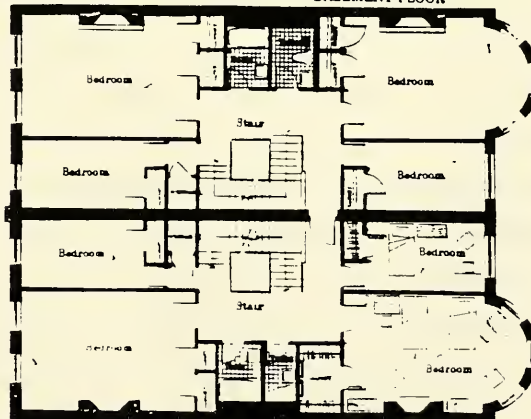
The interior has a central staircase for each building with rooms opening around the stairhall. The two staircases and their hall, having being connected by a door, tie the two buildings around this central circulation course.



FIRST FLOOR



BASEMENT FLOOR



TYPICAL FLOOR

0 4 Feet 12

SULIVAN LODGING HOUSE REALTY TRUST

1043 1045 Beacon Street

Brookline, Massachusetts

CBT

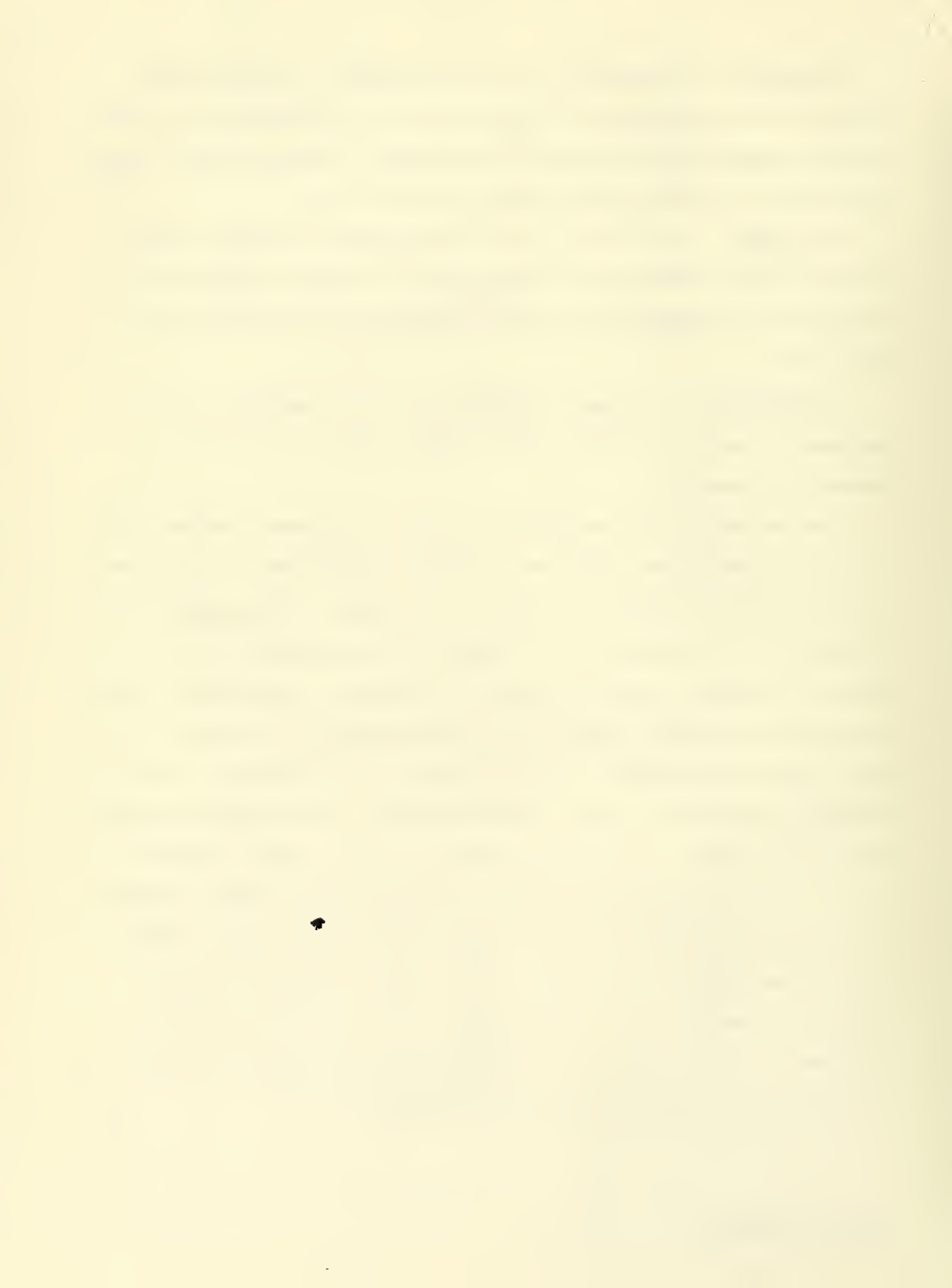
Charles B. Thompson & Associates, Inc.
 100 State Street, Suite 200
 Boston, Massachusetts 02109
 Tel: (617) 552-1234
 Telex: 210000 CBT
 Fax: (617) 552-1235

Basement - The basement (for the entire complex) includes a double bedroom for the handicapped; a single room for the handicapped; part of the manager's dwelling unit; an office for the Director; a common kitchen, common dining room; a laundry; storage closets and boiler room.

First Floor - The first floor (of the entire complex) includes a studio apartment with a kitchen and a bathroom; part of manager's dwelling unit; a storage room; two common living rooms; a common kitchen and dining room and a toilet.

Typical Floor - Four double bedrooms; four single bedrooms, and two bathrooms for each floor (second, third, fourth floor), for four to six persons per bathroom.

The idea behind the new design and plans was to have a complex which will be a microworld and a long term transition stage between the shelter and a future permanent dwelling unit such as an apartment. The basement and first floor were considered to be the center of social interaction for the tenants. Although it seems too opulent with kitchens, dining rooms, common living areas and office/manager space, the whole idea was exactly this. It was to have these amenities, if only to serve as an "ideal model" for other lodging houses similar in design. The "circulation" is fluid between the basement and first floor. It includes a wheelchair lift, and separate stairs for common use and for management's use. The kitchens have modern equipment like refrigerators, stoves, counters, cabinets and storage spaces. There is direct access to the kitchen from the dining rooms, isolating the dining/kitchen unit from the rest of the buildings. The common living rooms are furnished with sturdy old furniture complementing the Victorian fireplaces, and the original ornamented ceilings and moldings.



One of the main entrances is not utilized, giving more space to the manager's living unit. This mini apartment is in itself very well planned in order to separate the private life of the 24-hour manager from her daily work: bedroom, bathroom in the basement floor; kitchen and living room on the first floor.

On the ordinary floor, each large room of circa 280 square feet (14'-0"x20'-20") has a closet and is furnished with two beds, two nightstands, dresser, table, chair, desk, easy chair and a bureau. The smaller room, 130 square feet (8'-0"x16'-0") has a closet and is furnished with a bed, night stand, table, chair, desk, easy chair, bureau and dresser. The designer/architect chose to refurnish these rooms with old furniture that is still in relatively good shape complementing the Victorian fireplaces, moldings and plastered ceilings.

The stair hall is spacious and lit by the skylight on the top of the staircase. The corridors and stairs are covered with carpets for noise reduction. For the same reason, closets were planned between the rooms and the bathrooms or corridors.

Summary of Findings - This plan utilizes the maximum capacity of the complex, in terms of number of units and quality of amenities. Although the rooms are by normal standards very large (280 square feet and 130 square feet) this was the only rational division of space providing naturally lit rooms and amenities. The creation of a "warm" common area in the basement and first floor, with separate circulation for management and tenants create the desired "microworld". Using modern heating, plumbing, and sprinkler systems, the building reaches a level of upper-middle income apartment in the city.

The same complex of two buildings, when acquired by the former developer, was designated to be an apartment or condominium, including: one unit of one bedroom and nine units of two bedrooms. The theoretical monthly total gross income for the two alternatives would be:

<u>Lodging House</u>	<u>Apartment</u>
Large Room (\$80/week x 4) x 12 = \$3,840	(1 BR \$700/month x 1 \$700)
Small Room (\$45/week x 4) x 12 = \$2,160	(2 BR \$1,000/month x 9 \$9,000)
Apartment (\$90/week x 1) x 1 = \$ 360	
Lg Hd. Ro. (\$90/week x 4) x 1 = \$ 360	Monthly Total Gross Income = \$7,860
Small Room (\$45/week x 4) x 2 = \$ 180	:
Monthly Total Gross Income = \$7,860	

As we see, the gap between the use as lodging house and the use as apartment is 25%. But, consideration must be paid to the fact that investment is lower for lodging houses because of fewer numbers of kitchens, stoves, bathrooms, etc. Also the use for common space and manager/director rooms is equivalent to more rooms or income.

3. The Shared Living House "Model"



3. The "Shared Living House" - 34-36 West Newton Street, South End

These buildings are located in South End's Blackstone Square, or on the corner of Washington Street and West Newton Street. The Blackstone Square is characterized by rows of four and five-story stone townhouses set close to the street.

The complex of two buildings occupies a lot of 3,264 square feet. It was originally a building for many years. Then it was used as a _____. In the last _____ years it was boarded up.

The structure is 4½-stories with retail space on the first floor of the corner building. The facade on the Blackstone Square is faced with elaborate stone quoins and belt courses; bracket window cornices; pedimented windows; overhanging cores supported by decorative brackets; paired flat dormers. A one-story bay window characterized the second floor on the Washington Street facade.

The "Shared Living House", designed by Love Associates Arch, Inc., firm is owned by Shared Living House - Boston Aging Concerns Young & Old United, Inc. It is a unique type of new rooming house to be built in Boston. This "model" was the result of a 5-year experiment in owning and managing the Marlborough Street and Mary Delany House - both lodging houses.

The complex of two buildings is composed from three main sections:

1. a commercial section
2. a market rent apartment section
3. a shared living area and rooms.

The commercial space occupies the first floor of one of the buildings on the corner of Washington Street and West Newton Street. It is separated from the rest of the complex by walls and circulation patterns - stairs between the ground floor and mezzanine not connected with the building stair

hall and staircase; separate egress and ingress from the residential section. It is characterized by bay cast iron windows and columns and a corner main entrance. The total gross area of the retail section is approximately 1,400 square feet.

The second section is on 36 West Newton Street and includes two one bedroom apartments, occupying the first floor with a loft floor for bedrooms and bathrooms each. The total area of the apartments is 1,200 square feet. The main entrance to the building is on Blackstone Square and is common with the egress to the section on the upper floors.

The third section - "shared living space" occupies the 2nd, 3rd and 4th and 5th floors; the 2nd floor is occupied by two common space areas: - "service units". Each of them, for each building separately, has a living/dining/kitchen space. Each of the "service units" has a separate egress - one from West Newton Street and the other from Washington street. The two "service units" have in common a roof terrace in the rear of the complex. The "service unit" has a living room area isolated from the dining areas in order to keep the privacy of each functional part. The 2nd floor also contains two bathrooms and two additional rooms with complete furnishings. The other rooms are located on the 3rd 4th and 5th floors. The typical floor of the "complex" is comprised of 9 rooms and 2 bathrooms. Each room has a bed, table, chair, easy chair, closet, bureau and night stand. All the rooms have natural illumination and are relatively close to the bathrooms and stairs.

Although this "model" is still an uncompleted project, there are major points to be especially highlighted because of their importance.

1. The use of commercial and rent-market residential space as part of the complex - gives to the building a more "natural shape" of an ordinary building and without the stigma of a "lodging house".

2. The revenue from commercial and market rent apartments could balance the low income from the below-market rents of the upper rooming section.
3. The building is in a key position for a future development in the area.
4. The design emphasizes the separation of the three sections by means of walls, egress and ingress (stairs) level of floors and use.
5. The use of two buildings as one in the upper floors gives more possibilities of interconnection between the tenants, if desired.
6. The building is managed from outside, without a 24-hour management staff - allowing the tenants to feel more independent and less inspected.

This system of "Shared Living House" together with other activities - rent market dwelling units and commercial space, is relatively a new "model" of lodging house - and as such, has to be developed.

The Desirable Lodging House

The Desirable Lodging House

When speaking of a desirable lodging house, one obviously has to define for whom? The population for these rooming houses is categorized in many ways and classifications. A common point for almost all the categories are the technical details of the structure. The most frequent are old buildings which in the past may have been lodging houses.

The Building - Like the Brookline project, the building would have to be part of a block or street of rowhouses in order not be isolated and "identified" as a shelter/lodging house. The wider the building, the greater the number of rooms with natural light and ventilation. The ideal situation is to have a brick or stone structure, 3 to 4 floors and raised basement and a total capacity of between 12 and 20 rooms. A double staircase is necessary for fire codes. Another possibility is the unification of two adjacent buildings, creating double separate staircases.

Utilities and Amenities - An existing sprinkler system would be the ideal. However, other fireproofing systems could be used. Modern weatherization systems are indispensable for long-term economy.

For the lodging house that includes amenities, each room, would contain: a closet, a fully equipped bathroom and a mini-kitchen. These rooms are suitable only for a stable population. The furniture has to fit the interior "style" of the buildings and rooms. Modern institutional furniture in a Victorian style building would conjure feelings of strangeness and "coldness" towards the room. Kitchens and bathrooms could be furnished with modern appliances.

Rooms - The ideal rooms are 80-100 square feet for a single bed and 100-120 square feet for a double bed, not including special amenities. The minimum furniture has to fit the rooms sizes. The use of an interior architect/ designer for the refurnishing of such buildings is more than indispensable.

Manager Dwelling Unit - A management dwelling unit to provide 24-hour service is necessary in the lodging houses. It could be the owner, one of the tenants or an outsider. This special dwelling unit has to have a separate egress in order to have the desirable privacy and could be achieved by using part of the basement floor for this purpose only. It would have to have a separate kitchen, bathroom and bedrooms.

Circulation - Having common kitchen and living space, it would be better not to mix the dining room with the living room. This would allow complete privacy to diners and to those residents in the living room. Their main egress have to be separate, like the connection with the stairway.

Handicapped units would likely be located on the first floor in order to reduce the cost of special utilities. Buildings with mixed-usage like stores on the ground floor, have to have separate means of circulation egress/ingress between the upper rooms and the ground floor not residential activity.

Acoustic Installation - For an average dwelling unit, the noise occurring from outside or common area is muffled by other rooms, kitchen, bathrooms, closets, etc. In the lodging house, the room is the only living space and is surrounded on all directions by other rooms or common area. As a result, the noise issue is very important in establishing the feeling of privacy and familiarity. A way to deal with it is in the planning stage: providing closets

between rooms and corridors/common bathrooms, changing direction of stairway, if possible. Thicker doors, a second drywall between rooms, soft materials in common areas to decrease the echo, carpeting of stairs and corridors. For site work, more attention should be placed on the acoustical insulation of penetrative pipes and other utilities leading into the rooms or between them; insulation of wall cracks and acoustic stripping on doors and windows.

Level of Rehabilitation - When a specific structure is designated as a lodging house, the rehabilitation and/or conversion site work will, naturally, be a function of the existing building condition and level of finish desired for the future lodging house. It would be wiser to analyze two levels of rehabilitation: a minimum investment to bring the structure up to a "feasible" level and a maximum one for a higher level. If both these hypothetical situations became a reality, the decisions would be either (a) to do all the maximum improvement work in one stage; or (b) to plan the maximum improvement in several stages. The goal here being to achieve the highest level. A possible method of improvement is to maximize the pipelines of heating, water, electric, etc., the roof impermeability and common space areas - kitchens, dining room, bathrooms and stairhall. The cost could reach 50% to 70% of the total cost. A second or future stage deals with acoustic insulation, repointing, replacement of boilers, heating controls, etc. A next step would deal with heating weatherization equipment in the rooms, furniture, etc. It seems like an obvious suggestion, but it is an unusual process within a planning schedule for such small projects. Also it depends on the owner and/or the architect's ability and desire to program and implement such a plan.

Rent Levels - The preconception about lodging house is that they are suitable, in their existing state, for very poor income levels. The implication being that the rent level should be function of the finish, amenities, and services of the lodging house. This would give the opportunity to the owner to have two levels of rents - one for very low and low income and the other for "middle" and "middle low" income individuals or families. Clearly, both levels of rental affordability are still in the lodging houses range. It will have to exclude, by law/easement or other legal means, the influx of middle and middle-up class tenants (students, singles, with high income, etc.) to these units. This would keep the lodging houses for the planned population.

Planning Alternatives - Solutions for Lodging Houses

1st Alternative - City's Initiative

The City (BRA, etc.,) should prepare a development kit on 2 or 4 properties - (vacant lot or existing vacant buildings) for developing and managing these buildings as lodging houses. These properties would have to have a mixed-income population. One way of doing this could be a ratio of 50% low income, 25% moderate income and 25% market rents.

Another alternative could be that the basement or first floor be used for commercial/restaurant/office, in order to equalize the low rents. Such an alternative would depend a lot on the feasibility of the building to function as a mixed-use structure. The following points would need to be examined: separate circulation of the commercial and of the living units, size of the property, possibility to use or change the zoning.

Another City initiative could be to create other "models" of rooming houses, using the city's vacant buildings. A "development kit" could be prepared for the rehabilitation work and management regulations, etc.

The "models" could be:

a. A cheap hotel of the bed and breakfast type, for high tourist seasons with a percentage kept free for the homeless in the cold (winter) season.

b. A student hostel, without direct contact with one of the universities, for the free market. A percentage of rooms could be kept constantly for transient shelters.

c. A building with only the mechanical utilities, finished shell (exterior windows and walls) and common space finishes. The property would be finished by an equity trust or cooperative. The interior level of the rooms would be a function of the relative investment of each tenant/or the trust. See specific chapter on these topics.

d. Create a linkage between the rehabilitation and management of two or more types of rooming houses - a lodging house for only very low income, and parallel management of a student hostel or cheap family bed and breakfast hotel ("European Pensione") with both commercial and residential units. This plan would have to take into account the size of the property and the possibility of either using the existing zoning or changing it.

2nd Alternative - Non-Profit Organization's Initiative

a. The NPO will apply to the City for the acquisition of vacant buildings.

b. Evaluate the potential of the buildings - more floors could be added/possible use of basement or one floor addition in the rear of the building, etc.

c. Rehabilitation and "running" the property as a trust - as the City Wide Land Trust - a mechanism to acquire, hold, manage and dispose of real property in such a way as to insure the long-term use of the building (as and only as a lodging house) for the benefit of the community. (City Wide Land Trust Proposals).

3rd Alternative - Developer/Initiative

This alternative will function especially after some "model" lodging houses flourish in the city. Developers would want to develop this system of MICROAPARTMENTS, for the market rent, bed and breakfast, family hotels and mixed-use buildings (example: upstairs rooming house; downstairs-restaurant). This system, built for the open market, would not apply to the low-income population. But in this case, a possible linkage between the first floor commercial use and a percentage of rooms for the low-income could take place. [In this planning scheme, the private sector would in the long term take the pressure from the existing lodging house stock.] Second, it would show that the running of a lodging house could also be a profitable investment. The number of rooming houses that could be created would be dependent in the first stage on the stock of City's vacant buildings that are feasible for this type of development. Identifying them would be a common City and developer task.

Conclusions

The study with its specific limitations brings forth the following major points: A portion of the old existing concept of rooming houses and lodging house is no longer accurate. Existing buildings containing lodging houses are less suitable physically/technically than they are economically feasible to be rooming houses.

There is a need for a new system for classifying "so-called lodging houses" which include: lodging houses, (European styled) pensiones, bed and breakfast hotels in the city, MICROAPARTMENTS, mixed-use/income buildings - in keeping with a new vision of the increasing numbers of singles in the total population. This would also redefine the "lodging house", helping to change its image.

Boston currently lacks a broad concept and design for what is a "microapartment" and how ought it look. There is a need for such a design in order to continue with the planning and financing stages - using the different "models" of specific affordable housing.

Sample Demonstration Project

Three or four City/BRA vacant buildings would be chosen in various parts of the city for the creation of new model housing. The decision of which buildings would be chosen would be based on some assumptions found on the following priorities:

1. Sub area of the neighborhood - Analysis would determine how many existing lodging houses are in the sub area, how many have been there and the neighborhood's requirements/objections for it.
2. The technical feasibility of the structure as a "lodging house" - using the three existing "models" or similar ones.
3. The creation of development kits for these projects, considering individual projects together as a whole project.

Recommendations

1. Regulation by law for the change of occupancy from a lodging house to apartments or condominiums.
2. In the case of conversion from lodging house to other purposes, it is recommended that no uses of the basement, attic, etc., be allowed if it has not been used previously (less feasible for conversion).
3. In the case of a conversion to a lodging house or the rehab of an existing lodging house, using the basement/attic, etc. be permitted. This recommendation also applies to lodging houses that have not made full use of basement and attic space in the past.
4. To permit mixed-use, for some new lodging houses in basement and/or first floor, in order to increase the income, also if the zoning will not permit it - restaurant/office, or specific shops.

5. To build some different "models" of lodging houses in the city, using different alternatives for each of them, for example:

- I.
 1. Rooming House with amenities in the rooms.
 2. Rooming House without amenities in the rooms - with common space.
 3. Mixed-use structure of rooms and commercial/entertainment.
- II.
 - a. City's initiative (1), (2), (3) with a proposed kit on a city owned lot/building for alternatives (1) or (2) or (3).
 - b. Non-Profit Organization's Initiative with city owned lot/building but NPO's development kit, for alternative (1) OR (2) or (3).
 - c. Developer Initiative with city's lot/building, a fixed ratio low income/market for alternatives (1) or (2) or (3).
6. The creation of a new special code regulation for lodging houses.
7. To create a new guideline book for technical details on lodging houses.
8. Establishing a legal means of classifying the rooming houses in more categories and levels like hotels in order to improve the "tarnished image" of lodging houses. An example is the European (*) system (eg. 1 star, 2 star, etc.)
9. The lodging house issue needs to be addressed as part of the lack of microapartments.
10. The city has to find a new way of establishing confidential relationships with old owners of lodging houses.

11. There is a need for new dynamic owners or managers for established lodging houses as well as new ones. More publicity on these issues would draw people with innovative ideas and initiatives for running lodging houses.

12. Research needs to continue on types and systems of lodging houses in other American and European cities in order to find new solutions.

13. Special loans for renewal of lodging houses, or conversion to lodging houses.

Chapter 11

History and Evolution of the South End Lodging House District

The geography of the South End influenced the residential growth of the area. The district is located in an area which is a landfill but unlike the Back Bay landfill which is composed of sludge and mud dredged up from the bottom of the Charles River, the soil used in the South End is composed of sturdy material brought by rail from Needham. After the landfill was completed, the South End became an affluent residential section of town. In addition to its geography, there were several other influences that attributed to its rise.

"The development of the street railway at the opportune moment determined the location of the new residential section of the period from 1855 to 1870 in the South End. The Metropolitan Railroad procured its charter in 1853, and opened its line from Scollay Square to the South End and Roxbury late in 1856. For the next fifteen years the South End was the growing and popular quarter of the city; street after street was built up with rows of swell-front brick houses, which are still the dominant feature of the architecture of the District."

In contrast to the houses already existing in Beacon Hill, "the houses in the South End were extremely well built for that period, and no expense seems to have been spared to make them elegant, and in many instances even luxurious."² In addition to the beautifully constructed homes in the neigh-

1. This may be found to some extent in Shurtleff's Topographical and Historical Description of Boston and in a condensed form in The City Wilderness.

2. The Building Department of the City of Boston was not organized until 1873. Previous to that there were no restrictions on building, other than those contained in the Deeds to the land. There is therefore no record of building operations in the city until 1873, and as most of the South End, with the exception of Columbus Avenue, was built before that information. The Lodging House Problem in Boston, by Albert Benedict Wolfe, Ph.D. Cambridge. Harvard University Press, 1913, p. 13.

borhood, land use plans included open space in the form of small parks and squares that still exist today in the South End lodging district.

The real estate market began to change with the construction of Columbus Avenue around 1870. The street was developed with a lower quality style of houses than those on the older streets.

"Most houses were built on mortgages, and after the panic of '73 had broken over the city most of them were in the possession of the banks. The banks sold them for what they would bring, and the result was an acute drop in the value of Columbus Avenue real estate, and in the character of the immediate locality. The shock thus felt on Columbus Avenue with such sudden force gradually had the effect of disturbing the equilibrium in the rest of the South End."³

New mansions were built on Beacon, Marlborough, Newbury, and Boylston Streets and Commonwealth Avenue. As a result, a few families sold or rented their homes and moved to Back Bay because of its proximity to friends and relatives on Beacon Hill. The exact date of the exodus cannot be assigned. It can be approximated as beginning in the 1870's, gaining momentum during the early 80's, and was practically finished before 1880. By 1885, the South End had become predominantly a lodging house district.

Charts III and IV which were constructed from data obtained from city assessor records charts trends in the exodus from the South End to Back Bay and of the change of houses from private residences to lodging houses which presents conditions as they existed on Union Park from 1868 to 1902. The fastest transformation occurred between 1884 and 1885.

3. The Lodging House Problem in Boston by Albert Benedict Wolfe, Ph.D. Cambridge. Harvard University Press, 1913. pg. 14.

More recently, we see a marked decline in the amount of licensed rooming houses in the South End. Licensed rooming houses dropped from 900 in 1960 to fewer than 100 in 1983 representing a loss of approximately 11,165 units of housing.

Number of Rental Estate Transfers on Union Park,

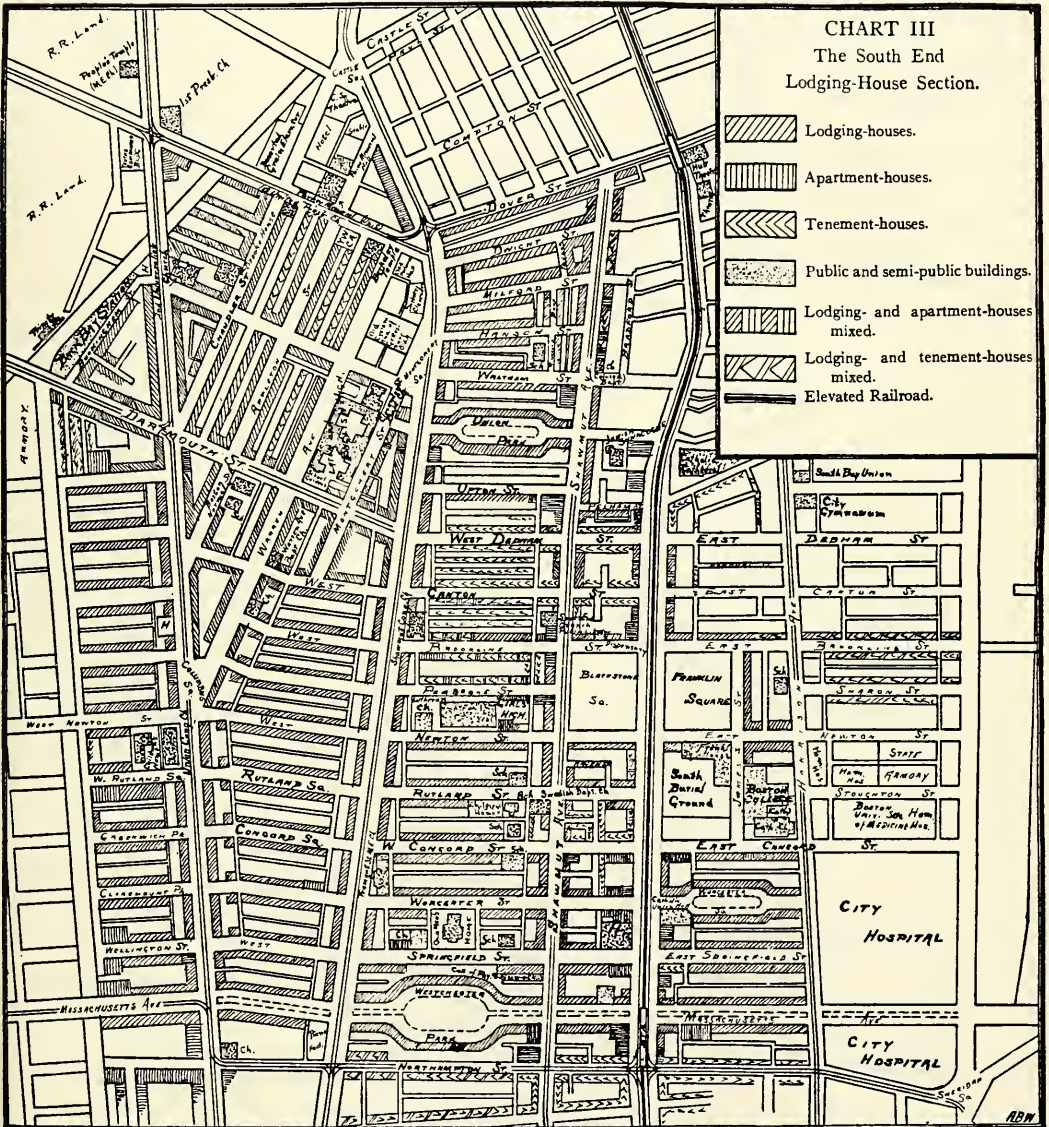
1868-1902

1868-69....4	1885-86....7
1869-70....4	1886-87....5
1870-71....1	1887-88....7 31
1872-73....4	1888-89....6
1873-74....4 16	1889-90....6
1874-75....1	1890-91....5
1875-76....3	1891-92....7
1876-77....0	1892-93....2 22
1877-78....1 6	1893-94....2
1878-79....1	1894-95....6
1879-80....1	1895-96....6
1880-81....0	1896-97....6
1881-82....5	1897-98....5 22
1882-83....3 15	1898-99....5
1883-84....4	1899-1900....0
1884-85....3	1901-1902....5

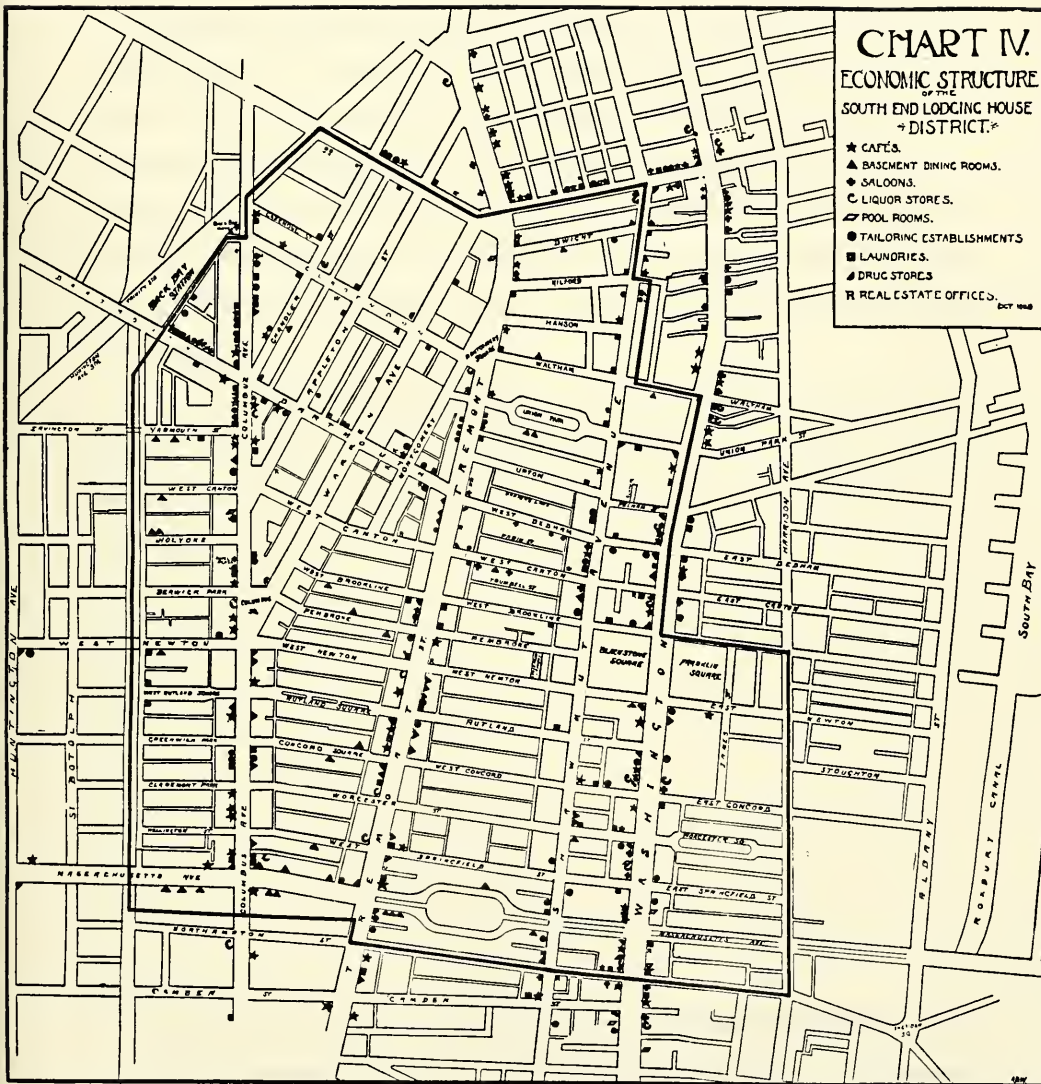
Source: City Assessors' Books

CHART III
The South End
Lodging-House Section.

-  Lodging-houses.
-  Apartment-houses.
-  Tenement-houses.
-  Public and semi-public buildings.
-  Lodging- and apartment-houses mixed.
-  Lodging- and tenement-houses mixed.
-  Elevated Railroad.



- ★ CAFÉS.
- ▲ BASEMENT DINING ROOMS.
- ◆ SALOONS.
- C LIQUOR STORES.
- ▣ POOL ROOMS.
- TAILORING ESTABLISHMENTS.
- LAUNDRIES.
- ♣ DRUG STORES.
- ℞ REAL ESTATE OFFICES.



LODGING HOUSE SURVEY -

ANALYSIS OF CLASSIFICATIONS & CHARACTERISTICS (Partial)

A survey of lodging houses was carried out in the South End (which included parts of the Back Bay and Fenway-Kenmore) and Beacon Hill, - further surveys will be done in Allston-Brighton, Roxbury, Jamaica Plain, Dorchester and Charlestown. The buildings were inspected from outside and a select part of them also from inside. The purpose was to identify which type of building they are, their exterior condition (ranging their condition from: A-very good; B-good; C-fair; D-poor; E-very poor) and their surrounding environment.

It also includes the identification of the potential underutilized space such as the basement, attics, and backyard additions^{*}. If development of new construction or conversion was taking place adjacent to the building, it was included.

* Although the survey recorded the potential of adding additional units, it fails to consider the effects of other factors like zoning on expansion plans.

South End Lodging Houses

In 1980 the South End was and still is today Boston's most racially mixed neighborhood. The following 1980 census figures reflect this:

South End Population Composition (In Percent)

White	39%
Black	41%
Hispanic	13%
Asian & Other	20%

Along with this historic mixture of peoples, the neighborhood can also boast of the largest quantity of the city's lodging house rooms located in brownstones dotting the streets. Because of these two factors: A diverse population and an abundance of lodging house rooms, the South End is an ideal neighborhood for an analysis of rooming houses.

South End

The 57 buildings surveyed in the South End/Back Bay are built of brick. Unlike Beacon Hill, the majority of the respective buildings (54%) do not have expansion potential. The remaining 26 buildings (46%) have expansion capabilities.

Lodging houses in the area are topped with three roof types. The most prolific is the flat roof which accounts for 40% of the roofs. There is slightly less mansard roofing (39%) than flat. The hip roof represents roughly a fifth (21%) of the roof type in this area.

According to our partial survey, lodging houses in this neighborhood are for the most part 4-story structures (42%). Three and five story buildings are equally distributed. The two types are each represented by 10 buildings and account for 18% of the total. There are six buildings 4½ stories tall representing 11 percent of the total. Five of the South End's lodging houses (9%) are 3½ stories. The tallest rooming house building reaches a height of 5½ stories and accounts for 2% of the lodging houses.

The quality of the South End's lodging houses is slightly lower than on Beacon Hill. Class B structures account for 40% of the neighborhood's lodging houses. Thirty-five percent of lodging houses in the South End are in C condition. Slightly more than a fifth (21%) are class A buildings. Four lodging houses or 7% of the stock are in D condition. There are no lodging houses in E condition.

PARTIAL SURVEY OF LODGING HOUSES IN THE SOUTH END/BACK BAY

<u>Address</u>	<u>Exterior Building Condition</u>	<u>Type of Roof</u>	<u>Exterior Building</u>	<u># of Windows</u>	<u># of Floors</u>	<u>Lot Area (Sq. Ft.)</u>	<u>Existing Gross Square Feet</u>	<u>Basement (expansion potential)</u>	<u>Other</u>
26 Appleton Street	A	mansard	Brick	10	4	1,000		no	
139 Arlington Street	B	mansard	Brick	9	4	1,834		no	first floor retail
143 Arlington Street	B	mansard	Brick	12	4	1,578		yes	
119 Berkeley Street	D	flat	Brick	14	5	2,084		no	corner of Cortes Street
78 Charles Street So.	A	flat	Brick	61	5	3,350		yes	Millner Hotel (approx. 70 rms.)
290 Columbus Avenue	C	mansard	Brick	13	4	2,375/2,245		yes	
400 Columbus Avenue	A	flat	Brick	9	4	1,600		no	first floor retail
402 Columbus Avenue	A	mansard	Brick	17	4	1,600		yes	
433 Columbus Avenue	C	mansard	Brick	10	5	2,131		no	first floor retail
480 Columbus Avenue	C	mansard	Brick	6	5	2,126		no	first floor retail
1 Cortes	C	mansard	Brick	13	4	1,496		yes	
3 Cortes	C	mansard	Brick	13	4	1,360		yes	
5 Cortes	C	mansard	Brick	13	4	1,360		yes	
7 Cortes	C	mansard	Brick	13	4	1,360		yes	
9 Cortes	C	mansard	Brick	13	4	1,360		yes	
11 Cortes	C	mansard	Brick	13	4	1,360		yes	
11A Cortes	C	mansard	Brick	13	4	1,360		yes	
15 Cortes	C	mansard	Brick	15	4	1,360		yes	
109 Dartmouth Street	B	flat	Brick	16	5	2,938		no	first floor restaurant
19 Garrison	C	flat	Brick	15	4	2,199		yes	
9 Hanson	C	hip	Brick	14	4½	1,640		yes	
52 Montgomery	D	mansard	Brick	8	3	1,231		no	
239 W. Newton	B	flat	Brick	8	3	2,424		no	
240 W. Newton	B	flat	Brick	8	3	1,735		no	
98 Pembroke	A	mansard	Brick	12	5	1,584		no	
103 Pembroke	B	flat	Brick	12	4	1,326		yes	
18 Russell So.	B	hip	Brick	12	3½	768		yes	
39 St. Botolph	D	flat	Brick	8	3	2,130		no	
43 St. Botolph	C	flat	Brick	8	3	2,167		no	
45 St. Botolph	C	flat	Brick	8	3	2,245		no	
47 St. Botolph	C	flat	Brick	8	3	2,263		no	
124 St. Botolph	A	mansard	Brick	8	3	1,575		yes	
40 St. Stephen	B	flat	Brick	6	3	2,036		no	

seems abandoned

PARTIAL SURVEY OF LODGING HOUSES IN THE SOUTH END/BACK BAY (Continued)

<u>Address</u>	<u>Exterior Building Condition</u>	<u>Type of Roof</u>	<u>Exterior Building</u>	<u># of Windows</u>	<u># of Floors</u>	<u>Lot Area (Sq. Ft.)</u>	<u>Existing Gross Square Feet</u>	<u>Basement (expansion potential)</u>	<u>Other</u>
44 St. Stephen	B	flat	Brick	7	3	2,024		yes	
51 St. Stephen	B	flat	Brick	6	3	1,867		yes	
259 Shawmut	B	hip	Brick	12	4 $\frac{1}{2}$	1,562		no	
282 Shawmut	B	flat	Brick	13	4	1,212		yes	
289 Shawmut	B	hip	Brick	12	4 $\frac{1}{2}$	1,457		no	
300 Shawmut	B	hip	Brick	15	5 $\frac{1}{2}$	1,386		no	
409 Shawmut	B	hip	Brick	11	4 $\frac{1}{2}$	2,558		no	
411 Shawmut	C	flat	Brick	13	5	2,500		no	
11 Symphony Road	B	flat	Brick	6	3 $\frac{1}{2}$	1,700		yes	
573 Tremont Street	C	hip	Brick	18	4	2,284		no	
586 Tremont Street	A	mansard	Brick	10	4	2,074		yes	Harbor Lights boarded up shelter
619 Tremont Street	B	mansard	Brick	6	5	1,760		no	
10 Union Park	A	hip	Brick	7	3 $\frac{1}{2}$	2,697		no	
12 Union Park	B	hip	Brick	7	3 $\frac{1}{2}$	2,617		no	
14 Union Park	C	hip	Brick	7	3 $\frac{1}{2}$	2,374		no	
50 Union Park	D	flat	Brick	10	4 $\frac{1}{2}$	7,424		no	
53 Union Park	B	hip	Brick	11	5	1,693		no	
95 Waltham Street	A	mansard	Brick	9	4 $\frac{1}{2}$	1,616		no	first floor retail
98 Waltham Street	A	mansard	Brick	13	5	1,776		no	
45 Warren Street	B	flat	Brick	12	4	1,152		no	roof condition (D)
70 Westland	A	flat	Brick	9	4	2,760		yes	
79 Westland	B	flat	Brick	12	4	2,189		yes	Libron Realty
81 Westland	B	flat	Brick	12	4	2,275		yes	
85 Westland	C	flat	Brick	12	4	2,230		yes	

Partial Survey of Lodging Houses in the South End/Back Bay
Analysis by Category

Building Classifications

Class	Number of Occurrences	Percent of Total
A	12	21%
B	21	37%
C	20	35%
D	4	7%
	—	<u>100%</u>
Total Number of Occurrences	57	

Number of Stories

Number of Stories	Number of Occurrences	Percent of Total Building
5½	1	2%
5	10	18%
4½	6	11%
4	25	44%
3½	5	9%
3	10	18%
	—	<u>102%*</u>
Total Number of Occurrences	57	

* Percent totals slightly more than 100% due to rounding.

Exterior Building Materials

Type of Material	Number of Occurrences	Percent of Total Buildings
Stone	-0-	-0-
Brick	57	100%
Stucco	-0-	-0-
	—	<u>100%</u>
Total Number of Buildings	57	

Type of Roof	<u>Roof Type</u>	
	Number of Occurrences	Percent of Total Roof Tops
Mansard	22	39%
Flat	23	40%
Hip	12	21%
Pitches	-0-	-0-
	—	<u>100%</u>
Total Number of Roof-tops	57	

Basement Expansion Potential

	Number of Occurrences	Percent of Total Responses
Yes	26	46%
No	31	54%
	—	<u>100%</u>
Total Responses	57	

Beacon Hill

The 17 registered lodging houses on Beacon Hill are mainly 3½ story structures accounting for 53% of the neighborhood's rooming house stock. A little less than a quarter of these buildings (24%) are 4½ stories tall. Two lodging houses are five stories in height and there is an even distribution of four and three story buildings (one building each).

Fifty-three percent of these buildings have the potential to have their residential space expanded. There is an equal distribution of mansard and hip roofing with each type accounting for 35% of the buildings. In other words, 70% of the rooming houses on Beacon Hill have the possibility of expanding their space to the roof top by providing units on the top floor. Roughly a quarter of this area's lodging house stock has flat roofing indicating the possibility of increasing floor space by adding additional stories to the structure.

A little over half the lodging houses on Beacon Hill (53%) have the capability to expand their basements. The remaining 47% are unable to expand their basement space.

An overwhelming majority of lodging houses on the Hill are made of brick. The 14 brick structures account for 82% of the lodging houses in the area. A little over a tenth (12%) of the neighborhood's lodging houses are made of stone, while only 6% are made of stucco.

The quality of the majority of lodging houses in the Beacon Hill District is better than average.

SURVEY OF LODGING HOUSES ON BEACON HILL

Address	Exterior Building Condition	Type of Roof	Exterior Building	# of Windows	# of Floors	Lot Area (Sq. Ft.)	Existing Gross Square Feet	Basement (expansion potential)	Other
105 Beacon Street	B	mansard	Stone	8	4 $\frac{1}{2}$	2,240		no	
43 Bowdoin Street	A	mansard	Brick	10	4 $\frac{1}{2}$	1,595		no	
45 Bowdoin Street	A	mansard	Brick	8	4 $\frac{1}{2}$	1,100		no	
20 Brimmer Street	B	mansard	Brick	8	3 $\frac{1}{2}$	2,322		yes	
6 Derne Street	A	pitched	Brick	9	4 $\frac{1}{2}$	850		no	
12 Derne Street	B	hip	Brick	10	3 $\frac{1}{2}$	600		yes	
7 Hancock Street	B	flat	Brick	12	5	1,436		no	laundry shop
22 Hancock Street	C	flat	Brick	11	4	2,418		no	
27 Hancock Street	C	mansard	Brownstone	6	3 $\frac{1}{2}$	1,440		no	
40 Hancock Street	B	hip	Brick	12	3 $\frac{1}{2}$	2,350		yes	
63-65 Hancock Street	D	flat	Plastered	29	5	2,786		yes	
43 Pinckney Street	B	mansard	Brick	10	3 $\frac{1}{2}$	1,175		yes	
70 Pinckney Street	B	hip	Brick	12	3 $\frac{1}{2}$	1,483		yes	
78 Pinckney Street	B	flat	Brick	10	3	1,234		yes	
12 Temple Street	C	hip	Brick	11	3 $\frac{1}{2}$	1,320		yes	
16 Temple Street	C	hip	Brick	11	3 $\frac{1}{2}$	1,320		yes	
40 Temple Street	A	hip	Brick	14	3 $\frac{1}{2}$	1,676		no	

*See Survey of Lodging Houses in Beacon Hill and South End - Analysis by Category, Page _____.

Survey of Lodging Houses on Beacon Hill
Analysis by Category

Building Classifications

Class	Number of Occurrences	Percent of Total
A	4	24%
B	8	47%
C	4	24%
D	1	6%
	—	<u>101%*</u>
Total Number of Occurrences	17	

* Percent totals slightly more than 100% due to rounding.

Number of Stories

Number of Stories	Number of Occurrences	Percent of Total Buildings
5	2	12%
4½	4	24%
4	1	6%
3½	9	53%
3	1	6%
	—	<u>101%</u>
Total Number of Occurrences	17	

* Percent totals slightly more than 100% due to rounding.

Exterior Building Materials

Type of Material	Number of Occurrences	Percent of Total Buildings
Stone	2	12%
Brick	14	82%
Stucco	1	6%
	—	<u>100%</u>
Total Number of Buildings	17	

Roof Type

Type of Roof	Number of Occurrences	Percent of Total Roof Tops
Mansard	6	35%
Flat	4	24%
Hip	6	35%
Pitches	1	6%
Total Number of Roof-tops	17	100%

Basement Expansion Potential

	Number of Occurrences	Percent of Total Responses
Yes	9	53%
No	8	47%
Total Responses	17	

Preliminary Market Analysis

The Market

"Here it is assumed that median household income is about \$16,000 which translates into \$400 per month of household costs at 30 percent of income for housing and adjusted downward by \$25 per month for utilities not included in the rent. If 25 percent of the units were held to this \$375 rent level, the remaining 75 percent would have to be raised to \$607 per month to generate the same income required to maintain a 20 percent return on investment"*

The agency for Housing and Urban Development (HUD) defines low income as 80% of median income. In our analysis this figure translates to an annual income of \$12,800 for a household. Another figure HUD uses is very low income which is 50 percent of median income. This figure amounts to \$8,000 annually. Using the previously mentioned model and substituting the low-income level and the very low income level, we get a scenario in keeping with the lodging house population. At the 80% level, we see \$320 per month of household costs at 30% of income for housing. The 50% level yields \$200 per month of household costs at 30% income for housing. In our analysis

* This market analysis is based on a model for market rent apartments developed by Kirk McClure of the BRA's Research Department which shows a project feasibility analysis in light of proposed changes in the tax code. His chapter titled "Analysis of Recently Proposed Changes in the Tax Laws" shows the effect this legislation will have on the market rent of setting aside 25 percent of the units in a development for households at or below the median income level. Memorandum to Alex Ganz and Jacob Schaffer from Kirk McClure, January 6, 1986. Feasibility Analysis of Development Projects.

we're assuming that utilities are included in the rental costs for lodging houses since rental payment is often made daily or weekly. Therefore, the 30 percent of income for housing is not adjusted downward.

A large segment of the lodging house population lives off social security payments. The average social security payment nationally is \$435 per month for retirement which translates to \$5,220 annually. The disability payment is an average of \$480 per month or \$5,760 annually. The maximum rent per month for the recipient of retirement benefits is \$130.50. The maximum rent per month for the beneficiary of disability insurance is \$144 per month.

As an example, a housing development of 100 units like those built by the MFHA for the elderly would yield a \$13,050 gross rental income if rented for \$130.50 per unit. The units could be in the form of single rooms with common living areas or as micro apartments. A similar housing development with rents of \$144 per month yields a gross rental income of \$14,400. This type of development would obviously need subsidies if it were to be developed in a high market area. Skewed rents are not analyzed because they apply only to market rate development units.

I. Who are the Probable Occupants?

Occupants of rooming houses in our sample market would be the segment of the homeless population with the highest potential to be reoriented into society. This would include the skilled mechanic in many trades. Certain fields such as clerical workers, the building trades, transportation, and certain kinds of domestic and personal service workers tend to rely on lodging houses to meet individual and family shelter needs.

These occupants of lodging houses would help alleviate community opposition of having lodging houses nearby. There is a stigma attached to lodging houses which are oftentimes confused with shelters. The following is a definition of a lodging house:

"A lodging house shall be taken to mean and include any house or building or portion thereof in which persons are harbored, or received, or lodged for hire, for a single night or for less than a week at one time, or any part of which is let for any person to sleep in for any term less than a week."*

It was reported in a recent draft released by the Massachusetts Department of Mental Health that 32% of the homeless population is relatively asymptomatic. This means that this segment of the population has a great potential to take care of themselves, and needs the added possibility of lodging house living as a transition to apartment life.

The affordability issue needs to be further defined. There are two distinct categories of affordability: immediate affordability and long-range affordability. The moderate income person would more likely need housing he could afford without having to wait months until enough money has been saved for the initial move. This is immediate affordability long-range affordability pertains to the individual who needs more time to acquire money for start up costs of renting an apartment. In our example, the entire market would consist of low and moderate income individuals and families with various subgroups to choose from.

* DeForest and Veilee, The Tenement House Problem, vol. ii, p. 331. See also E.R.L. Gould, Housing of the Working People, Eighth Special Report of the U.S. Commissioner of Labor, 1895, pg. 27.

Additional subgroups drawn from the general population would also be served by lodging houses. The population sub-categories within the market can be selected from: students, health care customers, travelers, transitional market, veterans, the elderly, and so on. Certain components of these subcategories like students financed by parents, travelers, etc. are not low income but serve to complement the market by patronizing alternative housing instead of market rate rental units.

II. What are their Demographic Characteristics, Including Age, Household Composition, and Income?

The following demographic analysis is obtained from a draft lodging house survey completed by the Commission on the Affairs of the Elderly, City of Boston:

"Responding owners provided some basic data about their tenants. Obviously the quality of data they provided may not be perfect, particularly about such things as employment status and age... Only about two-thirds of responding owners provided detailed information about the tenants... However, the data are certainly adequate to provide a general profile of the kinds of people who are relying on lodging houses for their homes.

In Table, it can be seen that over a third of all the lodging house tenants described were under thirty years of age; two-thirds are 45 or younger. Only 15 percent of lodging house tenants were reported to be 61 years or older. In fact, despite the obvious potential of lodging houses to provide low cost housing that might be attractive to elderly, elderly persons live in lodging houses at a lower than average rate.

Tenant employment status is also presented in Table. Consistent with the age profile, the majority of people living in lodging houses are employed (63 percent) and another 11 percent are students. Lodging houses clearly are not primarily places where retired and unemployed people reside. Only 25 percent of the tenant population falls into those categories.

Table goes on to show that nearly three quarters of the tenants are male. Moreover, to a large extent, tenants of lodging houses turn over rather quickly. Over a fourth were said to have lived in the lodging house less than a year, and another quarter had lived there less than two years. Only 14 percent of the tenants described had lived in their current lodging house for as many as six years. Clearly, for the vast majority of tenants, lodging houses are a short term solution to an individual housing problem.

Table 8 elaborates our description of lodging house tenants. It can be seen that gender is not particularly related to the age of the tenant; the mix of males and females is about the same for all age groups. However, what is clear is that the long-term tenants, even defined as six years or more of tenancy, primarily come from the older population. In fact, those persons 61 or older who do live in lodging houses tend to be much more stable than average. Nearly 40 percent have lived in their current place six years or longer; 80 percent have lived in their current place two years or longer.

Turning the analysis around another way, assuming that the sample from whom we have responses is representative, of the some 3,000 people who are living in lodging houses, fewer than 500 are probably elderly (that is over 60); fewer than 500 of them have been living in their current residence for six years or more; and fewer than 750 are retired or unemployed."

Selected Characteristics of Tenants of Lodging Houses

Age

30 or younger	36%
31 - 45	31
46 - 60	18
61 or older	<u>15</u>

Gender

Male	72%
Female	<u>28</u>

Years in House

Less than 1 year	28%
1 year	25
2 - 5 years	23
6 years or more	<u>14</u>

Employment Status

Employed	63%
Retired	14
Unemployed	12
Student	<u>11</u>

N = Cir. 1400

Source: Survey of Lodging House Owners by Commission on the Affairs of the Elderly, City of Boston, Revised November 12, 1985.

Gender and Years in House of Tenants by Age

<u>Gender</u>	<u>Tenant Age</u>			
	<u>30 Yrs. or Younger</u>	<u>31-45</u>	<u>46-60</u>	<u>61+</u>
Male	76%	70%	71%	68%
Female	<u>24</u>	<u>30</u>	<u>29</u>	<u>32</u>

<u>Years in House</u>				
Less than 1 year	50%	29%	20%	8%
1 year	26	28	23	12
2 - 5 years	21	37	33	41
6 years or more	<u>3</u>	<u>6</u>	<u>24</u>	<u>39</u>
N =	522	447	269	227

Source: Survey of Lodging House Owners by Commission on the Affairs of the Elderly, City of Boston, Revised November 12, 1985.

III. What are the Housing Alternatives for this Target Market?

1. Elderly Public Possibilities for Housing and Subsidized Housing
2. Lodging and Rooming Houses
3. Congregate and Shared Housing
4. Emergency Shelter and Transitional Housing
5. Rental and Subsidy Programs
6. Level IV Housing (Rest Homes/Assisted Housing)
7. Handicapped - Accessible Housing

Aforementioned are housing alternatives for this diverse population.

Recommendations

As a means of establishing long-term affordability it is suggested that a pool of money be set aside in the form of a land trust.

"The function of a citywide land trust is to acquire property by gift, purchase, or bargain sale. The primary source of property is "surplus land" in the public sector -- state and municipal agencies like the Boston Redevelopment Authority... Property acquired by the trust is "banked" for future use, parceled out for development by the member community development corporations, or leased to private developers (including community organizations). Property disposed of by the trust carry contractual restrictions on future use and future price in order to guarantee long-term availability and affordability for community uses (e.g. low and moderate income housing, parkland and open space, etc.)."*

Other uses for set aside monies is GAP financing. This type of fund could be established primarily as an interest bearing loan fund and money received would help augment the fund or write down interest. This type of plan is geared toward the private lodging house buyer lacking the ability to make a quick purchase. The fund could be set up to provide the initial downpayment or to subsidize interest, therefore facilitating the ability to make a speedy purchase.

We also recommend a limited equity scheme for rental units with long-term deed restrictions. Rents can be adjusted to the consumer price index which would help stabilize rents.

The land trust could be very effective in Boston where the majority of lodging house owners are elderly. The land trust could buy out an older homeowner. The following are incentives for this scheme:

- * The elderly owner will be able to live rent free in their own homes.
- * It would free single elderly homeowners from the responsibilities of homeownership without losing their home.
- * The remainder interest would stabilize prices at today's market.

* Boston Citywide Land Trust. Disposition Procedure Concept Paper. June 18, 1985.

Another fund that could be set up is a service oriented fund. This fund could be set up to provide management services for older lodging house owners. The elderly tend to lose income rather than gain it. As their income declines, they lack the money to put into their home, keeping it below market rate. This also provides security for the elderly homeowner.

Bibliography

Boston Aging Concerns - Youngs and Old United, Inc. Annual Report July 1, 1984 - June 30, 1985.

Cooper, Nancy. After Shelters: Providing Permanent Housing for Homeless Families and Individuals. Boston: Citizens Housing and Planning Association, Inc.

Hartman, Chester., ed. America's Housing Crisis: What Is to Be Done? Boston: Routledge and Kegan Paul, 1983.

McClure, Kirk. Feasibility Analysis of Development Projects. Memorandum to Alex Ganz and Jacob Schaffer, January 6, 1986.

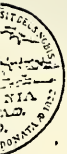
Shared Housing Development: The Restoration of 35-36 West Newton Street. Affordable Housing for Older and Low-Income People in Downtown Boston. A Proposal to The Boston Foundation, June 28, 1985.

Vallerly, Joseph, Project Director. Housing the Homeless: A Report on Boston's Homeless.

Appendix:

1. Applications of Conversion of Lodging Houses to apartments and condominiums. Building Department Document Room.
2. Typical Plan of Lodging Houses.
3. New York Moratorium.
4. Brookline Lodging-Houses Recommendations.

APPLICATION TO BUILDING DEPARTMENT
250-252 COLUMBIA ROAD, DORCHESTER



✓ APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

MAY 10 1 03 PM '76
CITY OF BOSTON

BUILDING DEPARTMENT
CITY OF BOSTON

Street Numbering Inspector.

Application to the Building Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 250 Columbia Road District, Dorchester Ward 14
Name of owner is? Roxbury Multi-Service Center Address, 317 Blue Hill Avenue
Name of architect or engineer is? H. David Lee Lic. No. 3319
Material of building is? Brick Style of roof? flat Construction of roof? tar & gravel
Size of building, feet front? 25 ; feet rear? 25 ; feet deep? 58 ; No. of stories? 3
No. of feet in height from sidewalk to highest point of roof? 138 Material of foundation? Stone
Thickness of external walls? 3 inches Party walls? one foot

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Lodging House 14/1976

Front stairs? yes Back stairs? yes Fire escape? no Con. balconies? no Any other? no
Is building equipped with automatic sprinkler system? no
Type of construction? 3B Group occupancy? L -2
Building to be occupied for? Lodging House (12 Lodgers)

after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

PROPOSE TO CHANGE THE FACILITY FROM THE LODGING OF MEN, TO A FACILITY
LODGING 12 YOUNG WOMEN AGES 13-18, REFERRED BY MASS. DIV. OF YOUTH SERVICES.
THE EXISTING FACILITY PREVIOUSLY HAD A PERMIT TO LODGE MEN IN 1974 - 1976.
PERMIT EXPIRED IN 1976. CURRENTLY THERE IS NO CONSTRUCTIONAL WORK THAT
NEEDS TO BE DONE

This above use granted by the Board of Appeal BZC-2841
which expired June 30, 1976

See attached letters for further explanation of use.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



CITY OF BOSTON - INSPECTIONAL SERVICES DEPARTMENT

SPECIAL FORM APPLICATION No. for Permit for Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services, for a permit to perform the work described herein:

DATE July 19, 1984

Street and No. 252 Columbia Rd. Ward 14

Name of Owner Roxbury Multi-Services Address 317 Blue Hill Ave.

Zone Fire Limit

Type of Construction brick Group Occupancy and Division

Size of building, feet front 25; feet rear 35; feet deep 58; No. of stories 3

How is building NOW occupied? Lodging house

Check all means of egress from this building:

Main stairs Back stairs Fire escapes Con. balconies Any other

Is this work being done to remove Building Code Violations? Yes No

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work - STATE EXACTLY WHAT IS TO BE DONE:

Remove & replace three rear porches, same size

construction will consist of 4 x 6 corner post,

2 x 8 timbers, 5/4 x 6" decking board and

2 x 4 Railings around each porch.

JUL 24 1984

Estimated Cost, \$ 11,000.00

The facts set forth in this application, and in the accompanying plans, if any, are true statements, made under penalty of perjury.

David P. Lopes
(Signature of Owner or Authorized Agent)

Address 317 Blue Hill Ave., Roxbury.
Phone 298-6718

David Lopes
(Signature of Licensed Builder or Wrecker)

David Lopes
(Name of Contractor)

(Address) 45 Wellington Hill St. Mattapan (Address) 45 Wellington Hill St.

Lic. No BQ4521 Class C-2 Mattapan, MA 02126

My license expires 6/4/85

Approved (date) 7/19/84 Permit granted

By [Signature] By

APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

CITY OF BOSTON

MAY 10 1 21 PM 1977

BUILDING DEPARTMENT
CITY COMMISSIONER

Street Numbering Is

Application to the Building Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Description

& Present

Building

Location, 252 Columbia Road District, Dorchester Ward 14
Name of owner is? Roxbury Multi-Service Address, 317 Blue Hill Av
Name of architect or engineer is? M David Lee Lic. No. 3319
Material of building is? Brick Style of roof? Flat Construction of roof? Tar & Gr
Size of building, feet front? 25 ; feet rear? 25 ; feet deep? 58 ; No. of stories? 3
No. of feet in height from sidewalk to highest point of roof? 138 Material of foundation? Sto
Thickness of external walls? 3 " Party walls? 12 "

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

Lodging House 464/1973

Front stairs? Back stairs? Fire escape? no Con. balconies? no Any other? no
Is building equipped with automatic sprinkler system? no
Type of construction? 3-B Group occupancy?
Building to be occupied for Lodging House (12 Lodgers)

after alteration

Description
of

Proposed
Extension

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing?
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

Propose to change the facility from the Lodging of men, to a facility lodging 12 young women, ages 13-18. The existing facility previously has had a permit to lodge men in 1976. Permit expired in 1976. Currently there is no constructional work that needs to be done.

This above use granted by the Board of Appeal BZC-3842 which expired June 30, 1976.

See attached letters for further explanation of use.



APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

CITY OF BOSTON

Certified Street No.
252
Columbia
Street Numbering Insp

Application to the Building Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 252 Columbia Road District, Ward 14
Name of owner is? Roxbury Multi-Service Center Address, 317 Blue Hill Av., Rox.
Name of architect or engineer is? Lic. No.
Material of building is? brick Style of roof? flat Construction of roof? T & G
Size of building, feet front? 25 ; feet rear? 25 ; feet deep? 58 ; No. of stories? 3
No. of feet in height from sidewalk to highest point of roof? Material of foundation? stone
Thickness of external walls? 12" Party walls? 12"

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)
Lodging house for twelve lodgers Doc #1990/78

Front stairs? yes Back stairs? yes Fire escape? no Con. balconies? Any other?
Is building equipped with automatic sprinkler system? no
Type of construction? Group occupancy?
Building to be occupied for lodging house for twelve lodgers

after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of stories high? ; style of roof? ; material of roofing? ..
Of what material will the extension be built? Foundation?
How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
(ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)

This facility being used for 12 young women, ages 13-18, referred by
Mass. Division of Youth Services. As granted by Board of Appeal
Decision 4231 with proviso that the conditional use expire December 31, 1979.

This application being filed to continue use and have proviso removed.



CITY OF BOSTON
BUILDING DEPARTMENT
OFFICE OF THE BUILDING COMMISSIONER

Eighth Floor, City Hall

1 City Hall Square

BOSTON, MASSACHUSETTS 02201

FRANCIS W. GENS

Building Commissioner

RICHARD L. GRANARA, JR.

LEO F. MARTIN

JAMES T. REID

Assistant Building
Commissioners

December 24, 1979

Roxbury Multi-Service Center
Mr. James Holloway, Asst. Director
317 Blue Hill Avenue
Roxbury, MA. 02121

Re: Application # 1344 Dated 12-18-79
Location 252 Columbia Road, Ward 14, L-1 Zone
Purpose To continue use and have proviso removed.

This facility being used for 12 young women, ages 13
referred by Mass. Division of Youth Services. This
been granted by the Board of Appeal Decision 4231 w/

Your application cited above is hereby refused as same

would be in violation of the Boston Zoning Code to wit:-

Chapter 665, Acts of 1956 as amended, Articles 8, 14 and 23.

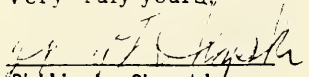
Section 8 7, (7A) A group care residence is a Conditional use
in an L-1 Use District.

Section 14-2 The lot area per additional dwelling unit is insufficient.

Section 23-1 Off-street parking is insufficient.

* proviso that the conditional use expire December 31, 1979.
(Legal occupancy is Lodging House for twelve lodgers).

Very truly yours,


Philip L. Chapski
for the Building Commissioner
Supv. Structural Engineer

DW

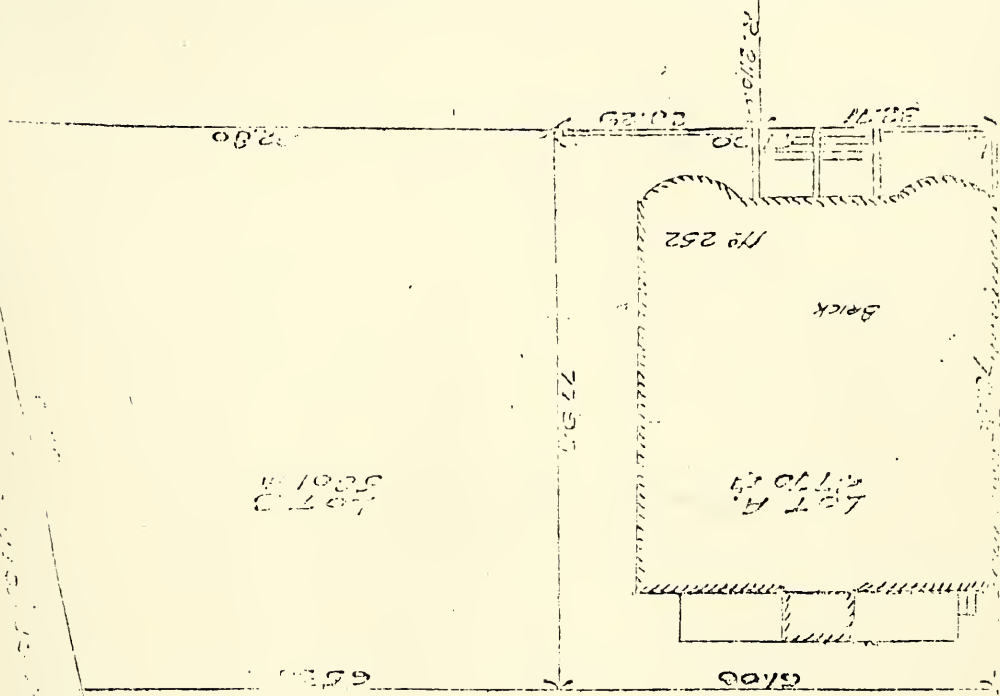
DW:ls

If you appeal, your appeal must be accompanied by a copy of the certified
plot plan which was filed with your application.

Estimated cost, \$

COLUMBIA

ROAD - 1100 ft in Boston



Now or formerly Macy

PAID 2/52
1913 MAY -3 PM 2:28
CITY OF BOSTON
BUILDING DEPT.

APPLICATION TO BUILDING DEPARTMENT
11 WALTHAM STREET, SOUTH END



CITY OF BOSTON — INSPECTIONAL SERVICES DEPARTMENT

SPECIAL FORM APPLICATION No. for Per-
mit for Demolition, Ordinary Repairs & Minor Alterations Not Involving
Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGES OF OCCUPANCY

The undersigned hereby applies to the Commissioner, Inspectional Services,
for a permit to perform the work described herein:

DATE May 9, 1985

Street and No. 11 Walham St., South End Ward 3

Name of Owner Santa Maria House Address Premises South End 02113

Zone Fire Limit

Type of Construction Brick Group Occupancy and Division

Size of building, feet front 20; feet rear 10; feet deep 30; No. of stories 3

How is building NOW occupied? Lodging house Dec# 1105/72

Check all means of egress from this building:

Main stairs X Back stairs Fire escapes X Con. balconies Any other

Is this work being done to remove Building Code Violations? Yes No

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work — STATE EXACTLY WHAT IS TO BE DONE:

Remove existing state

Re-shingle with asphalt, new pine around dormers and

flashing.

Estimated Cost, \$ 2,000.00

The facts set forth in this application, and in the accompanying plans, if any, are true state-
ments, made under penalty of perjury.

[Signature]
(Signature of Owner or Authorized Agent)

Address 51 Bradford Rd., Milton
Phone 696-2335

[Signature]
(Signature of Licensed Builder or Wrecker)

(Address) 51 Bradford Rd.

Lic. No. 300002 Class C

My license expires 5/9/86

Sh & Jounce Inc.
(Name of Contractor)

(Address) 51 Bradford Rd.
Milton, MA 02186

Approved (date) 5-9-85

By [Signature]

Permit granted May 9, 1985

By [Signature]

Location, ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application on demand.

Application for Permit to Erect Fire Escape.

Boston,

March 17

1927.

To the

BUILDING COMMISSIONER:

The undersigned applies for a permit to erect fire escapes on the following-described building:—

Location, 11-11C Wytheham St. Ward 9

Name of owner is? Mrs. E. Barnett Address, 11C Wytheham St.

Name of licensed mechanic is? B. J. Mirtsky " 217 E. 1st St.

License number. 647 Class 4 Special Class

Material of building is? brick Style of roof—flat, mansard or pitch? flat

Size of building, feet front? 30; feet rear? 30; feet deep? 30; No. of stories? 4

What was the building last used for? tenement How many families? 10

Nature of egress, front stairs? yes Back stairs? yes Fire escape? no Connecting balconies? no

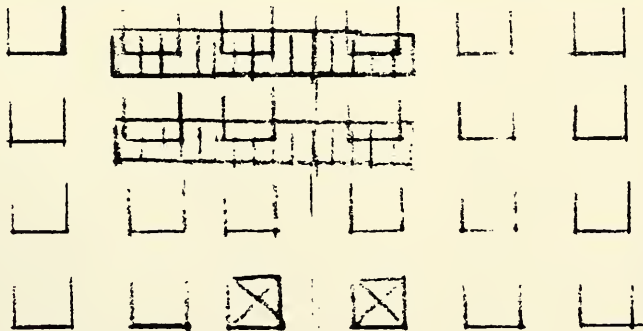
State location of proposed fire escape whether on front, rear, left side or right side of building. front

On which stories are fire escapes to be located? 1st, 2nd, 3rd

On which stories are connecting balconies to be located? 1st, 2nd, 3rd

Will fire escape have balanced stairs to ground? yes Fire escapes will conform to requirements. yes

Estimated cost, \$, 22.00



11

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

SPACE FOR DIAGRAM.

APPLICATION FOR PERMIT TO ERECT FIRE ESCAPE.

Location.

o. 11-116 Maltham St

Ward 3

Referred to Inspector.

Manually
for examination.

Boston, 3/14 1927.

, the Building Commissioner:

Sir,—I have examined the premises and
approve the proposed location of fire escape.

H. A. St. John
Inspector.

CONDITIONS.

FINAL REPORT.

57
1927.
Has the work been completed in accordance with
this application?

Yes
Violation removed when? 1927

Estimated cost, etc., \$

W. A. L.
Inspector

MEMORANDA.

APPROVAL OF LOCATION OF FIRE ESCAPE.

Approved

Frank A. Davis
12 1927
Supervisor of Egress.

VISITS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Permit granted.

1927

Permit filled out by

at \$1

Estimated cost, \$ 260.

HEADQUARTERS



154 BERKELEY STREET

City of Boston
Police Department

Office of the Police Commissioner

July 11

1957

To

Mr. Richard R. Truma Jr.
Building Commissioner
City Hall
Boston Mass.

Dear Sir:

I am directed by the Police Commissioner to notify you that.....

Rev. Edward J. Gaudette dba Sanata Maria House Inc. has made applica-
tion for a license to keep a public lodging house at 11 Maltham St. Boston, 7/11/57
1st floor two rooms and toilet; 2nd floor three rooms and bath
3rd floor three rooms and toilet; 4th floor three rooms and toilet

with accommodations for as many as possible in accordance with health and safety
regulations
persons, and to respectfully request that you will certify to this office whether or not the
building is provided with sufficient means of escape in case of fire, and that suitable ap-
pliances are provided for extinguishing fires and for giving alarm to the inmates in case
of fire, as required by Section 35 of Chapter 140 of the General Laws.

7/18/74

CONDITIONS SATISFACTORY

FOR P. L. HOUSE, FOURTEEN

(14) LODGERS- (N. U. - C-143)

BLOG. CERTIFICATE NOT REQUIRED.

Chief Clerk.

APPLICATION TO BUILDING DEPARTMENT
656 MASSACHUSETTS AVENUE, SOUTH END



CITY OF BOSTON — BUILDING DEPARTMENT

SPECIAL FORM APPLICATION No. 01850 for Permit for

Demolition, Ordinary Repairs & Minor Alterations Not Involving Vital Structural Changes

This form NOT TO BE USED for ADDITIONS or CHANGE OF OCCUPANCY

The undersigned hereby applies to the Building Commissioner for a permit to perform the work described herein:

DATE August 16, 1973

Street and No. 656 Massachusetts Avenue Ward 3

Name of Owner Concilio Hispano of Mass. Inc. 18 Tremont St. Boston

Zone Fire Limit

Type of Construction Brick ext. wood frame Group Occupancy and Division

Size of building, feet front; feet rear; feet deep; No. of stories 5

How is building NOW occupied? not occupied

Check all means of egress from this building:

Main stairs YES Back stairs NO Fire escapes YES Con. balconies NO Any other NO

Is this work being done to remove Building Code violations? Yes NO X

WORK TO REMOVE VIOLATIONS MUST BE COMMENCED AND COMPLETED FORTHWITH

Detail of proposed work — STATE EXACTLY WHAT WORK IS TO BE DONE:

To cleanout building; wreck of building and strip to point

where building will be ready for renovation and rehabilitation

to a use as a Rehabilitation center for the non-profit

corporation's federally & state funded drug rehabilitation

The facts set forth in this application, and in the accompanying plans, if any, are true statements, made under penalty of perjury.

Address Room 1017 18 Tremont St

Phone 723-1760

(Signature of Owner or Architect Agent)

(Signature of Licensed Builder or Welder)

(Name of Contractor)

(Address) 4 Beacon St. MA 02108 (Address)

Lic. No. 1413 Class ABC

My license expires 9/21/74

Approved (date) 8/17/73 Permit granted

By F. Figueira By

APPLICANT MUST USE TYPEWRITER IN FILLING IN
THIS APPLICATION

CITY OF BOSTON

JUN 4 1981

2876

Street Numbering Inspector.

Application to the Building Commissioner for Permit for Alterations, Repairs or Change of Occupancy

Location, 656 Mass. Ave. District, same Ward 3
 Name of owner is? Concilio Human Serv. Inc. Address, same
 Name of architect or engineer is? David Conover Associates Lic. No.
 Material of building is? Frame & Brk Style of roof? A Frame Construction of roof? Asphalt shingle
 Size of building, feet front? 24 ; feet rear? 24 ; feet deep? 40 ; No. of stories? 5
 No. of feet in height from sidewalk to highest point of roof? 58 Material of foundation? Granite
 Thickness of external walls? Party walls? 4 1/2

LEGAL OCCUPANCY OR USE (Applicant is not to fill in this box)

NO RECORD OF LEGAL OCCUPANCY.

Front stairs? yes Back stairs? Fire escape? yes Con. balconies? no Any other?
 Is building equipped with automatic sprinkler system? no
 Type of construction? Frame & Brick Group occupancy?
 Building to be occupied for Drug Rehabilitation Center.

after alteration

IF EXTENDED ON ANY SIDE OR VERTICALLY

Size of extension, No. of feet long? 12X ; No. of feet wide? 12 ; No. of feet high above sidewalk? 12X
 No. of stories high? 1X ; style of roof? 12X material of roofing? 12X
 Of what material will the extension be built? 12X Foundation? 12X
 How will the extension be occupied? Type of Construction

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION.
 (ALL STRUCTURAL, MECHANICAL, ELECTRICAL, ETC., SHALL BE INCLUDED)
 TO LEGALIZE OCCUPANCY as a Drug Rehab. Center.

~~12X 12X 12X 12X 12X 12X 12X 12X 12X 12X~~

Additional plumbing fixtures
 Gas Boiler Replacement.
 Wiring. General clean up and repair.

How occupied now.

Drug Rehab Center

Rehab taken place in 1973 as per City Hall Records.

Estimated cost, \$20,000.00
 426-7890

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



CITY OF BOSTON AND COUNTY OF SUFFOLK

DEPARTMENTAL COMMUNICATION

October 29, 19 45

TO	Joseph T. Shea ^(NAME)	Bldg. Commr. ^(RATING)	Bldg. Dept., City Hall Annex ^(DEPARTMENT-DIVISION)
FROM	William T. Molloy	Secretary	Licensing Board for the City of Boston, 24 Province street

SUBJECT: Use of premises

FILE REF. NO.

Referring to the premises

656 Massachusetts avenue,

our records show that a lodging house license was first granted at this location on August 6, 1913, and was renewed each year consecutively up to the present time, in the name of Anna C. Johnson, the last renewal being on April 23, 1945, for the license year which will end April 30, 1946.

For the Board,

William T. Molloy
Secretary

Hearing: 1/21/86 Z-8190
Robert Fuller
28 Mt. Pleasant Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four-family dwelling to
lodging house for 21 lodgers.

Violation(s): Lodging house is conditional use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8190, Robert Fuller,
28 Mt. Pleasant Avenue, Roxbury, for conditional
use and two variances for change of occupancy
from four-family dwelling to lodging house for
21 lodgers in an apartment (H-1) district, the
Boston Redevelopment Authority recommends denial.
Inspectional Services unsafe and dangerous complaint
exists against this structure. Petition cannot
be considered until complaint is remedied.



Z-8190 28 MOUNT PLEASANT ST. ROSLINDALE

Hearing: 1/14/86 Z-8171
37 Wheatland Avenue Trust
37 Wheatland Avenue
Dorchester

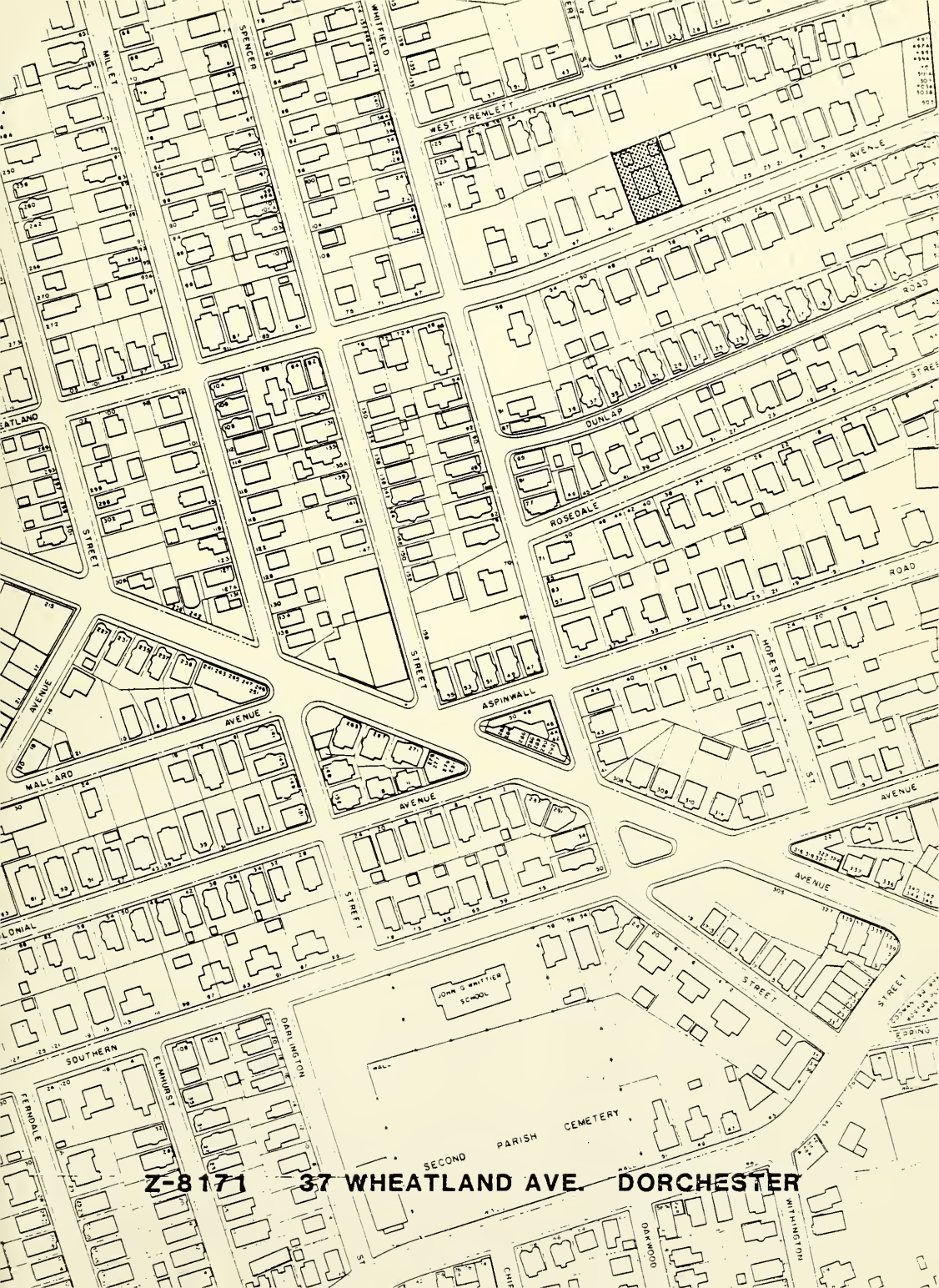
Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling to lodging house for 12 lodgers.

Violation(s): Lodging house is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-8171, 37 Wheatland Avenue Trust, 37 Wheatland Avenue, Dorchester, for forbidden use and variance for change of occupancy from one-family dwelling to lodging house for twelve lodgers in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with BRA design review including: parking, structural design, and layout in order that the proposal is in general harmony with the rest of the neighborhood.. This is a large Victorian style house generally well-maintained and there is adequate room for the creation of a lodging house with off-street parking. This is a positive step in providing affordable housing within the City. With the current shortage of affordable housing, the City encourages the establishing of lodging house units for low-income residents. The appellant must, however, seek appropriate zoning and building code approvals for the accessory building on site.



Z-8171

37 WHEATLAND AVE. DORCHESTER

TOWN OF BROOKLINE
LODGING HOUSE REGULATIONS

RECEIVED
APR 13 1984

TOWN OF BROOKLINE

~

LODGING HOUSE REGULATIONS



gov. 44-677

LODGING HOUSE REGULATIONS

1. **Authority and Scope:** The following lodging house regulations have been adopted by the Board of Selectmen of the Town of Brookline for the enforcement of all statutes, ordinances and by-law's applicable to lodging houses required to be licensed in the Town of Brookline and shall be applicable to such lodging houses, and pursuant to the authority of Chapter 143, Sec. 46, and Chapter 140, Secs. 22 to 32 of the General Laws of Massachusetts, and all other statutes hereunto pertaining, and pursuant to all powers inherent in an authority granting a license and for the maintenance and enforcement required for the protection of health, safety and welfare of all persons concerned.
2. **Effective Date:** The effective date of these regulations shall be January 1, 1969.
3. **Responsibilities of Licensee:** The licensee shall be responsible for the proper supervision, operation, and maintenance of the lodging house in accordance with the requirements of these regulations and of all other pertinent laws and by-laws. The appointment of an agent shall in no way relieve the licensee from responsibility for full compliance with all the foregoing laws and regulations. These regulations and the penalties imposed by them shall apply with equal force to the keeper of any lodging house required to be licensed.
4. **Agents:** If the licensee because of health, other employment, non-residence on the premises, frequent or extended absences from the premises or other reason, is unable to exercise proper supervision of the premises, he shall designate one or more agents to carry out all or part of his responsibilities. Such agents shall be approved by the Board of Selectmen prior to assuming such responsibilities. Based on the qualifications of the agents designated and the extent of their responsibilities, the Board may require that more than one agent be provided. If, for any reason, an agent ceases to exercise his responsibilities, the licensee shall at once notify the Board of Selectmen and take immediate steps to provide proper interim supervision and obtain a suitable replacement.

The foregoing requirements for approval of agents shall not apply to those lodging houses which are dormitories of educational institutions or fraternities. Each educational institution shall submit to the Board of Selectmen the name of the Dean of Residence or other school official having jurisdiction over each dormitory, specifying the location thereof. Each fraternity shall submit to the Board of Selectmen the names of the officers or other members living on the premises who are responsible for the operation of the fraternity house, the university with which the fraternity is affiliated, and the Dean of Residence or other university official having jurisdiction over the fraternity. Approval of such submitted names is not required.

5. Register: The licensee of every lodging house, except dormitories of educational institutions and fraternities, shall keep or cause to be kept, in permanent form, a register. Such register shall contain the true name or name in ordinary use and the last residence of every person engaging or occupying a private room together with a true and accurate record of the room assigned to such person and of the day and hour when such room is assigned, and of the day and hour of departure. The entry of the names of the person engaging a room and of the occupants of said room shall be made by said person engaging said room or by an occupant thereof. Until the entry of such name and the record of the room has been made such person shall not be allowed to occupy privately any room upon the licensed premises. In addition, each licensee shall keep or cause to be kept a card file containing current information on each lodger including full name, date and time of registration, room number, former address, place of employment, registration number, state of registration and make of automobile, and name of person to be notified in case of emergency. These cards should be kept for a minimum of one year after departure of the lodger.

Licenses of dormitories and fraternities shall maintain a roster of all persons residing therein.

The register, card file, and roster required in this section shall be available for inspection at all times.

6. **Minors:** No room shall be let to any minor except one who is a bonafide student, or married, or gainfully employed, or has the consent of his parent or guardian. In case of doubt the licensee or agent shall so notify the Police Department.
7. **Minimum Standards:** All lodging houses shall comply with the requirements of Article II of the State Sanitary Code, Minimum Standards of Fitness for Human Habitation, which is incorporated herein by reference, and to the requirements of these regulations, whenever they are in addition to or more stringent than the requirements of Article II of said code.

All lodging houses in which meals are served to lodgers shall comply with the requirements of Article X of the State Sanitary Code, Minimum Sanitation Standards for Food Service Establishments, which is incorporated herein by reference, or to such lesser standards as may be approved in writing by the Director of Public Health.

8. Bathroom Facilities: Bathroom facilities, as required by the Sanitary Code, shall be located on the same floor as the individuals who are to use them.

9. Lighting and Electrical Facilities:

- A. The electrical service to the building shall conform with the rules and regulations issued by the Commonwealth of Massachusetts, Department of Public Safety, Board of Fire Prevention Regulations, known as the Massachusetts Electrical Code, which is incorporated herein by reference.
- B. All fuses and fuseholders shall be of Type S.
- C. For small appliance load in kitchens, laundries, and breakfast or dining rooms, two or more 20 ampere branch circuits in addition to the circuits for lighting and appliances shall be provided for all receptacle outlets in these rooms, and such circuits shall have no other outlets.
- D. One double convenience outlet, securely and permanently mounted, shall be provided for every 12 feet of usable wall space in each occupied room, or as an alter-

native, one such outlet shall be provided for each of four walls of the room.

10. Space and Use: Every room occupied for sleeping purposes shall contain at least 90 square feet of floor area and shall have a minimum width of 8'. Existing rooms in lodging houses having a license at the time of the adoption of these regulations may have a minimum width of not less than 6 feet, but no existing room having a minimum width of 8 feet or more shall be reduced in width to less than 8 feet. Every room occupied for sleeping purposes by more than one person shall contain at least 90 square feet of floor area for each occupant except that, in fraternities or dormitories where other living space is provided, this requirement may be reduced by the amount of such common living space per occupant, but in no case shall it be reduced to an amount less than 90 square feet of floor area for the first occupant and 60 square feet of floor area for each additional occupant.

1 Reg
90 min
8' wide

2 per.
180 min

min
150 min

11. Room Furnishings: Except as otherwise approved, every room occupied for living and sleeping purposes shall contain:

- (a) a bed, in good repair, with a firm and even mattress;
- (b) a dresser with at least 16 cubic feet of storage space;
- (c) at least 6 square feet of closet space per occupant including at least 3 feet of hanging rod;
- (d) a desk or table, at least 19 inches wide with a top of not less than 6 square feet and a straight back chair;
- (e) a lounge chair;
- (f) an unperforated non-combustible waste basket;
- (g) an individual towel rack;
- (h) a suitable floor covering.

furnishing

If the required closet space is provided by free-standing wardrobes within the room, the floor area occupied by such wardrobes shall not be included in the computation of required room size under Space and Use, above.

12. Supervision: It shall be the duty of the licensee and/or his agent to:

- (a) Exercise due care in the selection of lodgers.

- (b) Institute and enforce such house rules as are necessary to prevent the lodging house from being a cause of complaint to the Police Department or a cause of nuisance or annoyance to the neighborhood.

- (c) Inspect all common areas at least daily and all occupied rooms at least weekly to insure that all such areas are being maintained in a clean and orderly condition and without violation of regulations pertaining to obstruction of egress, cooking in rooms, and other health and safety hazards.

- (d) Cause the prompt eviction of lodgers who consistently violate house rules or the requirements of these regulations.

13. Housekeeping: It shall be the duty of the licensee and/or his agent to provide or cause to be provided:

- (a) Clean sheets and pillow cases to each lodger at least once a week and at each change of occupant.
- (b) Clean blankets and bedspreads to each lodger at each change of occupant and when otherwise necessary.
- (c) A clean mattress pad and/or mattress cover at each change of occupant and when otherwise necessary.
- (d) Daily cleaning of all common bathroom facilities and of community kitchen or laundry facilities.
- (e) Weekly cleaning of all occupied rooms and private bathroom facilities.
- (f) Cleaning, as necessary, of all other common areas.

- 14. Egress Facilities: There shall be at least two separate and adequate ways of egress from each occupied story of a lodging house. The number and location of such ways of egress shall be such that every occupant shall be able to reach the outside at ground level by a second way of egress if the principal or customary egress is blocked by fire or smoke, or is otherwise obstructed. At least one of the required ways of egress shall be a protected interior egress and additional required ways of egress shall be either protected interior egresses or approved fire escapes that lead to a place of safety.

A. Protected Interior Egress: A protected interior egress shall be

- (1) an interior stairway, including all halls or corridors connecting the flights of stairs or leading to an exterior door at ground level, which is enclosed with walls of at least 1 hour fire-resistive construction and provided with self-closing metal-clad or 1-3/4" solid wood doors, as approved by the Building Commissioner, or
- (2) an interior stairway, including all halls or corridors connecting the flights of stairs, leading to an exterior door at ground level, or providing access from any room, group of rooms, or apartment, which interior stairway is provided with an automatic sprinkler installation approved by the Building Commissioner.

* Stairs which are a part of a protected interior egress shall be provided with a handrail and shall be at least 30" in width between wall and handrail.

B. Approved Fire Escape: An approved fire escape shall be an exterior stairway with balconies or landings at each floor, and having clear egress to a street, way or place of safety at ground level. Stairs, balconies and landings shall be constructed of incombustible materials and shall be at least 2'0" in width of passage. Balconies and landings shall be not more than 9" below the top of exterior door sills or window sills with which they connect.

C. Access to Approved Fire Escapes: Access from any occupied story to an approved fire escape shall be through a door with approved hardware, T turn knob, lever or push bar which by one operation will release the door from the inside. Doors shall be a minimum of 5' in height and 2' in width or as otherwise approved by the Building Commissioner, and shall open in direction of egress so as to allow clear passage of at least 2' in width. If the top of the door sill be more than 18" above the floor, approved steps permanently

attached to the structure shall be provided. No storm or screen door shall be used in such locations. Except as above provided no devices that require unlocking from inside shall be used. Access to fire escape shall be from a common hall or corridor, otherwise from a common or other accessible room, not a toilet or bathroom. Such common or accessible room shall lead directly from aforementioned common hall or corridor having a door with hardware allowing release by one operation with no locking device, permitting opening at all times in direction of egress. No private room shall be used as access to a required fire escape unless the door to the room is equipped with an emergency exit lock of a type and model specifically approved by the Health and Safety Committee and has no other locking device. No obstruction shall be permitted in the path of egress to a fire escape.

D. Exit Signs: Continuously illuminated red signs bearing the word "EXIT" in plain block letters at least 5" high shall be provided over doors opening into required stairways or leading to fire escapes, and at every change of direction of a corridor or hallway leading to such egress doors.

E. Emergency Lighting: Approved emergency lighting shall be provided along ways of egress. The number, type and location of emergency lighting units shall be as designated by the Building Commissioner.

15. Basements and Basement Stairs: Basements or cellars shall have ceiling of 1 hour fire-resistive construction or they shall be protected by automatic sprinklers. Interior stairs leading from a basement or cellar to the floor above shall be enclosed with walls of 1 hour fire-resistive construction and provided with a self-closing metal-clad door, located at the basement floor, or they shall be protected by automatic sprinkler.

16. Portable Fire Extinguishers: Portable fire extinguishers of a type and capacity approved by the Chief of the Fire Department, shall be provided for each story and basement,

one for each 2500 square feet of the floor area, or portion thereof, and maintained in an effective condition at all times. Such fire extinguishers shall be inspected and serviced annually and after each use.

17. **Vertical Openings:** All vertical openings, including stairs other than the required stairs, dumbwaiters, vent shafts, and laundry chutes, shall be enclosed with 1 hour fire-resistive construction, or provided with sprinklers, or otherwise protected as the Building Commissioner may direct.

18. **Hazardous Areas and Combustible Storage:** The Building Commissioner may require that kitchens, work shops, heater rooms, storerooms containing combustible materials, or other areas constituting a special hazard be protected by automatic sprinklers, fire-resistive construction, additional approved portable fire extinguishing equipment, or other means as directed.

19. **Cooking in Rooms:** The use of electric hot plates, gas plates, stoves using sterno or other fuel, electric percolators, grills, toasters or other means of cooking is prohibited in any room other than a kitchen approved by the Building Commissioner.

20. **Portable Heaters:** The use of portable heaters is prohibited unless prior approval is obtained in writing from the Building Commissioner.

21. **Central Heating Systems:** Central heating systems shall be provided with all the safety devices required for new installations under all applicable laws, by-laws, and regulations of any authority having jurisdiction thereof. The heater should be located in an area suitably ventilated to ensure the safe operation of the heater or burner.

22. **Maintenance:**

(A) The building and all parts thereof shall be kept in good general repair and properly maintained. All exterior surfaces shall be kept painted where necessary for the purposes of preservation of structural elements or appearance. Interior walls and ceilings shall be periodically refinished in order to maintain

such surfaces free from stains, marks, or visible foreign matter.

(B) All outdoor areas not devoted to walks and drives or otherwise paved shall be landscaped and adequately maintained to prevent overgrowth or unsightly conditions.

(C) Outdoor walks and drives and exterior ways of egress shall be kept unobstructed, free of litter, and clean. Accumulation of ice and snow shall be removed from all such areas, including required ways of egress to provide safe walking surfaces.

23. **Automatic Fire Alarm System:** Where automatic sprinkler systems are not provided in any or all of the following locations: — basements, cellars, halls, corridors, and kitchen there shall be installed within the unsprinkled areas and closets opening from these areas, an automatic fire alarm system of a type approved by the Building Commissioner

The system shall be kept in good working condition at all times and such tests made as the Chief of the Fire Department may require.

24. **Conflict With Other Laws or Regulations:** Whenever a provision of these regulations is in conflict with a requirement of the Brookline Building Code or other law, by-law or regulation the more restrictive provision shall prevail.

25. **Variations in Specific Cases:** The Board of Selectmen may vary any provision of these regulations in a specific case which appears to them not to have been contemplated by the regulations or in a case where manifest injustice is done, provided that the decision of the Board in such cases shall not conflict with the spirit of any of the regulations or the purposes thereof.

In each case, the Board of Selectmen shall make a decision only after consideration of any report which may be filed with it by the Health and Safety Committee.



The Commonwealth of Massachusetts

Office of the Secretary of State
State House, Boston, MA 02133 (617) 727-2800

Michael Joseph Connolly, Secretary

RE: CHAPTER 180 CORPORATIONS

To Whom It May Concern:

Enclosed please find a photocopy of your Articles of Organization. The corporation has a legal existence as of the effective date stated on the last page of your Articles.

Under the provisions of Massachusetts General Law, Chapter 180, section 26A, non-profit corporations must prepare and submit Annual Reports on or before November first of each year (starting with the year after incorporation).

This section shall not apply to a church or a religious organization, a non-profit school or college, a charitable hospital, or a library association whose real or personal property is exempt from taxation.

This memorandum is intended as a reminder to you of your obligation to annually file this report with the Secretary of the Commonwealth.

In addition, you should be aware that Federal Identification Numbers (FIN'S) are used in our computer files as a means of positive identification. As soon as your corporation has been assigned a FIN, please notify the Secretary's office so that your corporate file may be completed. Remember to enter your FIN on all future filings.

Blank Annual Report forms (#C.D. 369) may be obtained by calling (617) 727-4176.

Sincerely yours,

A handwritten signature in cursive script that reads "Yvonne Ellison".

Yvonne Ellison
Clerk, Non Profit Corporations
Specialized Section

YE/wpc

Enclosures

The Commonwealth of Massachusetts

MICHAEL JOSEPH CONNOLLY

Secretary of the Commonwealth

STATE HOUSE
BOSTON, MASS.

ARTICLES OF ORGANIZATION

(Under G.L. Ch. 180)

Incorporators

NAME POST OFFICE ADDRESS
Include given name in full in case of natural persons; in case of a corporation, give state of incorporation.

- | NAME | POST OFFICE ADDRESS |
|--|---|
| 1. Boston Urban Gardeners, ^{INC.} (Mass.)
Mary Patricia Gandy, Clerk
55 Harrison Avenue, Boston | Residences
8 Allegheny St.,
Roxbury, MA |
| 2. Fenway Community Development Corporation (Mass.)
Peter Wass, President
55 Burbank Street
Boston | 144 Hemenway St.,
Boston, MA |

(Cont'd)

11/4/69

The above-named incorporator(s) do hereby associate (themselves) with the intention of forming a corporation under the provisions of General Laws, Chapter 180 and hereby state(s):

1. The name by which the corporation shall be known is:

Boston Citywide Land Trust, Inc.

2. The purposes for which the corporation is formed are as follows:

- A. To encourage and assist the efforts of low and moderate-income and minority residents of the City of Boston toward economic and social self-determination;
- B. To expand and maintain the housing and employment opportunities of low and moderate-income residents of the City of Boston;
- C. To promote neighborhood stability and improvements of living conditions in the low and moderate-income neighborhoods of the City of Boston;
- D. To engage in and/or encourage community-based development activities and projects for the benefit of low and moderate-income residents of the City of Boston including, but not limited to:
1. Conservation and management of land, buildings and other natural resources for the development of housing, employment opportunities, parklands and/or open space;
 2. Initiation and review of neighborhood planning efforts;
 3. Creation and retention of housing and employment opportunities;
 4. Sponsorship of educational seminars on housing, employment and economic development;
 5. Encourage provision of community services, skills training and job placement assistance.
- E. To foster and promote community-wide interest and involvement in the provision of adequate, affordable housing, the expansion of employment opportunities for
- (Cont'd)

NOTE: If provisions for which the space provided under Articles 2, 3 and 4 is not sufficient additions should be set out on continuation sheets to be numbered 2A, 2B, etc. Indicate under each Article where the provision is set out. Continuation sheets shall be on 8 1/4" x 11" paper and must have a left-hand margin 1 inch wide for binding. Only one side should be used.

85 370015

Paragraph 2 - continued

low and moderate income residents of the City of Boston, and the improvement of the general quality of life in the City of Boston for all residents.

F. To encourage and assist the development and operation of neighborhood based organizations which are or have been established for the charitable and educational purposes described above, including the provision of management assistance, administrative training, planning services and assistance with fundraising.

G. To engage in other charitable and educational tax-exempt activities within the meaning of and permissible by Chapter 180 of the Massachusetts General Laws and Section 501 (c)(3) of the Internal Revenue Code of 1954, as now in force or hereinafter amended (the "Code"), or corresponding provisions of any subsequent federal tax laws, and for a corporation to which contributions are deductible under Section 170 (c)(2) of the Code or corresponding provisions of any subsequent federal tax laws.

liabilities and expenses, including amounts paid in satisfaction of judgments, in compromise or as fines and penalties, and counsel fees, reasonably incurred by him in connection with the defense or disposition of any action, suit or other proceeding, whether civil or criminal, in which he may be involved or with which he may be threatened, while in office or thereafter, by reason of his being or having been such a director, officer, employee or agent, except with respect to any matter as to which he shall have been adjudicated in any proceeding not to have acted in good faith in the reasonable belief that his action was in the best interests of the corporation; provided, however, that as to any matter disposed of by a compromise payment by such director, officer, employee or agent, pursuant to a consent decree or otherwise, no indemnification either for said payment or for any other expenses shall be provided unless such compromise shall be approved as in the best interests of corporation, after notice that it involves such indemnification: (a) by a disinterested majority of the directors then in office; or (b) by a majority of the disinterested directors then in office, provided that there has been obtained an opinion in writing of independent legal counsel to the effect that such directors, officer, employee or agent appears to have acted in good faith in the reasonable belief that his action was in the best interest of the corporation; or (c) by a majority of the disinterested members entitled to vote, voting as a single class. Expenses including counsel fees, reasonably incurred by any such director, officer, trustee, employee or agent in connection with the defense or disposition of any such action, suit or other proceeding may be paid from time to time by the undertaking by such individual to repay the amounts so paid to the corporation if he shall be adjudicated to be not entitled to indemnification under Massachusetts General Laws, Chapter 180, Section 6. The right of indemnification hereby provided shall not be exclusive of or affect any rights to indemnification to which corporate personnel may be entitled by contract or otherwise under law. As used in this paragraph, the terms "directors", "officers", "employee" and "agent" include their respective heirs, executors, and administrators, and an "interested" director is one againstwhom in such capacity the proceedings in question or another proceeding on the same or similar grounds is then pending.

e. Except as otherwise required by law, upon liquidation, dissolution or winding up of the affairs of the corporation, after its debts and obligations have been disposed of or due provision therefor has been taken by the corporation by the affirmative vote of at least two-thirds of the members of the corporation or by a court in Massachusetts having jurisdiction in such matters, all assets of the corporation shall be transferred to such organization or organizations organized and operated exclusively for charitable or educational purposes as shall at the time qualify as an exempt organization or organizations under Section 501(c)(3) of the Code or corresponding provisions of any subsequent federal tax laws as the corporation shall determine by the affirmative vote of at least two-thirds of the members of the corporation or by a court in Massachusetts having jurisdiction in such matters.

b. No part of the assets of the corporation and no part of any net earnings of the corporation shall be divided among or inure to the benefit of any officer or director of the corporation or any private individual or be appropriated for any purposes other than the purposes of the corporation as herein set forth; and no substantial part of the activities of the corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.

c. It is intended that the corporation shall be entitled to exemption from federal income tax under Section 501 (c)(3) of the Code, or corresponding provisions of any subsequent federal tax laws, and shall not be a private foundation under Section 509 (a) of the Code, or corresponding provisions of any subsequent federal tax laws. In the event that the corporation is now or ever becomes a private foundation as that term is defined in Section 509 of the Code, or corresponding provisions of any subsequent federal tax laws, then notwithstanding any other provisions of the articles of organization or the by-laws of the corporation, the following provisions shall apply:

- (1) The corporation shall distribute its income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Code or corresponding provision of any subsequent federal tax laws.
- (2) The corporation shall not engage in any act of self-dealing as defined in Section 4941(d) of the Code or corresponding provisions of any subsequent federal tax laws.
- (3) The corporation shall not retain any excess business holdings as defined in Section 4943(c) of the Code or corresponding provisions of any subsequent federal tax laws.
- (4) The corporation shall not make any investments in such manner as to subject it to tax under Section 4944 of the Code or corresponding provisions of any subsequent federal tax laws.
- (5) The corporation shall not make any taxable expenditures as defined in Section 4945(d) of the Code or corresponding provisions of any subsequent federal tax laws.

d. The corporation shall, to the extent legally permissible and only to the extent that the status of the corporation as an organization exempt under Section 501 (c)(3) of the Internal Revenue Code is not affected thereby, indemnify each of its directors, officers, employees and other agents (including persons who serve at its request as directors, officers, employees or other agents of another organization in which it has an interest) against all

Paragraph 4 - continued

- 9) The corporation may make contracts, give guarantees and incur liabilities, borrow money at such rates of interest as the corporation may determine, issue its notes, bonds and other obligations, and secure any of its obligations by mortgage, pledge or encumbrance of, or security interest in, all or any of its property or any interest therein, wherever situated.
- 10) The corporation may lend money, invest and reinvest its funds, and take and hold real and personal property as security for the payment of funds so loaned or invested.
- 11) The corporation may do business, carry on its operations, and have offices and exercise all powers granted or permitted by Massachusetts General Laws, Chapter 180 (as such chapter may incorporate powers available under other chapters of the Massachusetts General Laws), as now in force or as hereafter amended, in any jurisdiction within or without the United States, although the corporation shall not be operated for the primary purpose of carrying on for profit a trade or business unrelated to its tax exempt purposes.
- 12) The corporation may pay pensions, establish and carry out pension, savings, thrift and other retirement, incentive and benefit plans, trusts and provisions for any or all of its employees.
- 13) The corporation may make contributions or donations to other organizations.
- 14) The corporation may be an incorporator of other corporations of any type or kind.
- 15) The corporation may be a partner in any business enterprise which it would have power to conduct by itself.
- 16) The directors may make, amend or repeal the by-laws in whole or in part, except with respect to any provision thereof which by law or the by-laws requires action by the members.
- 17) Meetings of the members may be held anywhere in the United States.
- 18) The corporation may have and exercise all powers necessary or convenient to effect any or all of the purposes for which the corporation is formed. No such power nor any of the powers enumerated above shall be exercised for the furtherance of any other purpose. Further, no such power shall be exercised in a manner inconsistent with Massachusetts General Laws, Chapter 180 or any other chapter of the General Laws of the Commonwealth or Section 501 (c)(3) of the Internal Revenue Code.

Incorporators - continued

Residences

3. Neighborhood Development Corporation of Jamaica Plain (Mass.)
Arthur L. Johnson, President
31 Germania Street
Jamaica Plain, MA 02130
31 Robeson St.,
Jamaica Plain, MA
4. Hyde Park Development Company, Inc. (Mass.)
William Boyle, Executive Director
15 Everett Street
Hyde Park, MA 02136
17 Austin St.,
Milton, MA
5. Allston Brighton Community Development Corporation (Mass.)
Rebecca Black, Executive Director
427 Cambridge Street
Allston, MA 02134
41 Wallingford Rd., Brighton, MA
6. Boston Aging Concerns-Young and Old United, Inc. (Mass.)
Alice Merrill, Convenor of Board of Directors
67 Newbury Street
Boston, MA
23 Irving St.,
Boston, MA
7. Ecumenical Social Action Committee, Inc. (Mass.)
Robert Wooler, Executive Director
400 South Huntington Avenue
Jamaica Plain, MA 02130
12 Catherine St.,
Jamaica Plain, MA
8. Nuestra Comunidad Development Corporation (Mass.)
Melvyn Colon, Executive Director
409 Dudley Street
Roxbury, MA
34 Tonawanda St.,
Dorchester, MA
9. United South End/Lower Roxbury Development Corporation (Mass.)
Syvalia Hyman, Executive Director
32 Rutland Street
Boston, MA
178 Humboldt Ave.,
Boston, MA
10. Urban Edge Housing Corporation (Mass.)
Ronald T. Hafer, Executive Director
620 Centre Street
Jamaica Plain, MA 02130
6 Park Lane,
Jamaica Plain, MA
11. Inquilinos Boricuas en Accion, Inc.
Richard Thal, Development Coordinator
405 Shawmut Avenue
Boston, MA 02118
19 High St.,
Dorchester, MA

f. Except as otherwise required by law, these articles of organization may be amended from time to time by the affirmative vote of at least two-thirds of the members of the corporation; provided that no amendment shall authorize or permit the corporation to be operated otherwise than exclusively for such educational or charitable purposes as qualify the corporation for exemption from taxation under Section 501 (c)(3) of the Code or corresponding provisions of any subsequent federal tax laws.

5. By-laws of the corporation have been duly adopted and the initial directors, president, treasurer and clerk or other presiding, financial or recording officers whose names are set out below, have been duly elected.
Not applicable
6. The effective date of organization of the corporation shall be the date of filing with the Secretary of the Commonwealth or if later date is desired, specify date, (not more than 30 days after date of filing.)
Not applicable
7. The following information shall not for any purpose be treated as a permanent part of the Articles of Organization of the corporation.

- a. The post office address of the initial principal office of the corporation in Massachusetts is:

c/o United South End Settlements, 566 Columbus Avenue
Boston MA 02118

- b. The name, residence, and post office address of each of the initial directors and following officers of the corporation are as follows:

NAME	RESIDENCE	POST OFFICE ADDRESS
President: Arthur Johnson	31 Robeson St., Jamaica Plain	MA.....SAME....
Treasurer: Rebecca Black	41 Wallingford Road, Brighton	MA.....SAME....
Clerk: Arthur Johnson	31 Robeson St., Jamaica Plain	MA.....SAME....
Directors: (or officers having the powers of directors)	Same as above	

Same as persons who signed on behalf of the incorporators.

- c. The date initially adopted on which the corporation's fiscal year ends is: December 31, 1985

- d. The date initially fixed in the by-laws for the annual meeting of members of the corporation is:

second Wednesday of September

- e. The name and business address of the resident agent, if any, of the corporation is:

IN WITNESS WHEREOF and under the penalties of perjury the above-named INCORPORATOR(S) sign(s) these Articles of Organization this 18TH day of SEPTEMBER 1985

Arthur R. Johnson, President
Mary Patricia Brady, Clerk
Rebecca Black, Treasurer
Robert J. Brown, Executive Director
Robert J. Brown, Development Coordinator
Peter D. Kwanza, President
William Colon, Executive Director
Ronald L. Foster, President
Urban Core Housing Corp.
Paul J. Brown, Boston Aging Concerns
John L. Hynes, President
United South End Housing Corp.
Development Corporation, Inc.

The signature of each incorporator which is not a natural person must be by an individual who shall show the capacity in which he acts and by signing shall represent under the penalties of perjury that he is duly authorized on its behalf to sign these Articles of Organization.

